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CITY OF MAYWOOD HOUSING ELEMENT

Adopted October 9, 2001

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A Zoning Standards

TABLE 1

Year	Value
1970	100
1971	105
1972	110
1973	115
1974	120
1975	125
1976	130
1977	135
1978	140
1979	145
1980	150
1981	155
1982	160
1983	165
1984	170
1985	175
1986	180
1987	185
1988	190
1989	195
1990	200
1991	205
1992	210
1993	215
1994	220
1995	225
1996	230
1997	235
1998	240
1999	245
2000	250
2001	255
2002	260
2003	265
2004	270
2005	275
2006	280
2007	285
2008	290
2009	295
2010	300
2011	305
2012	310
2013	315
2014	320
2015	325
2016	330
2017	335
2018	340
2019	345
2020	350

TABLE 2

1970	100
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TABLE 3

TABLE 3

SECTION 3 HOUSING ELEMENT

3.1 INTRODUCTION

3.1.1 SCOPE OF ELEMENT

State law is very specific concerning the preparation and content of the housing element. The state legislature understands the importance of the housing element in implementing statewide goals for providing decent and suitable housing for all persons. The legislature also recognizes the importance of providing affordable low- and moderate-income housing. State law also makes it clear that the provision of affordable housing is the responsibility of all local governments and, using vested powers, should make a conscious effort to see that there are housing opportunities for all income groups (Section 65580). The intent of the state housing element requirements is based on the following concerns (Section 65581):

- Local governments should recognize their responsibilities in contributing to the attainment of the state's housing goals.
- Cities and counties should prepare and implement housing elements coordinated with state and federal efforts in achieving the state's housing goal.
- Each local jurisdiction should participate in determining the necessary efforts required to attain the state's housing goals.
- Each local government must cooperate with other local governments to address regional housing needs.

State requirements for the preparation of housing elements are very specific in the types of analysis used to assess existing and projected housing needs. In addition to the analysis, state law specifies the nature of the community goals and the detail required in objectives and policies as they relate to housing. Finally, the state law is specific concerning the content and effect of programs identified to implement the housing element. The Maywood General Plan Housing Element must contain the "goals and policies" component required by state law.

Table 3-1 lists the requirements of state law, and identifies the page where the relevant discussion may be found.

TABLE 3-1
HOUSING ELEMENT REQUIREMENTS

<u>Section 65583</u>	<u>Requirement</u>	<u>Page No.</u>
(a)	Needs Assessment and Inventory of Constraints and Resources	
	(1) Population	3-17
	(2) Household and housing stock characteristics	3-17 to 24
	(3) Land inventory and analysis of infrastructure	3-27
	(4) Governmental constraints	3-8
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	(7) Energy conservation	3-42
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(d)	Public Participation	3-4
<u>Section 65584</u>		
	(1) Regional Housing Needs Assessment (RHNA)	3-25

UNIT 1: THE HISTORY OF THE UNITED STATES

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1.4	The Industrial Revolution	4
1.5	The Civil War	5
1.6	The Reconstruction Era	6
1.7	The Gilded Age	7
1.8	The Progressive Era	8
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3.1.2 ORGANIZATION OF ELEMENT

The housing element follows the organization prescribed by state law. Section 3.2 presents the goals, policies, and objectives that the City has chosen to meet the identified needs. Section 3.3 discusses constraints on housing production. Section 3.4 summarizes the City's existing housing needs by describing demographic characteristics, household needs, and housing stock characteristics. Section 3.5 describes the City's regional housing needs assessment, and Section 3.6 contains an evaluation of the City's existing housing programs and the housing plan for the 2000-2005 planning period.

3.1.3 RELATIONSHIP TO OTHER ELEMENTS/GENERAL PLAN CONSISTENCY

The Land Use Element of the General Plan will particularly affect the implementation of the Housing Element as this element designates land for residential development and establishes permitted densities and intensities of development. The Transportation Element establishes policies for providing essential infrastructure to all housing that is developed. The policies contained in other elements of the General Plan will affect the quality of life that residents enjoy--the amount and variety of open space, protection of natural and historic or cultural resources, acceptable noise levels in residential areas, and programs to ensure the safety of residents in the event of a disaster. The remaining elements of the General Plan have been consulted during the preparation of the housing element, and the policies and programs in this element reflect the policy direction contained in the remainder of the General Plan.

3.1.4 ISSUES

The following demographic, housing, and socioeconomic trends are the focus of this element:

- The City of Maywood has the highest population density of any city in the State of California. According to the 1990 Census, an estimated 27,850 persons live in the City, which has a total land area of 730 acres (1.14 square miles), for a population density of approximately 38 persons per acre.
- The City has experienced significant increases in population over the past several decades. In 1970, the City's population was 16,996 according to the census completed that year. According to the 1990 Census, the City's population had increased to 27,850, an increase of approximately 64 percent over 1970.
- The population estimates obtained from SCAG, its Gateway Cities subregion, and the Department of Finance, as well as statistics derived from the census, did not take into account the number of undocumented persons living in the City. Because this group is generally reluctant to respond to government

The first part of the report is devoted to a general description of the situation in the country. It contains information about the political, economic, and social conditions. The author also mentions the results of the survey conducted in the country. The second part of the report is devoted to a detailed analysis of the data obtained. It contains a description of the methods used for data collection and analysis. The third part of the report is devoted to the conclusions drawn from the analysis. It contains a summary of the main findings and recommendations for further research.

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1.1.3. THE THIRD PART OF THE REPORT

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The sixth part of the report is devoted to the conclusions drawn from the analysis. It contains a summary of the main findings and recommendations for further research.

surveys and questionnaires, an accurate estimate is difficult to obtain through conventional means. Maywood's unaccounted for undocumented population may add as much as 10 percent to the City's population.

- While the City has experienced significant increases in population over the past several decades, the number of housing units has actually decreased. According to the 1980 U.S. Census, there were 6,836 housing units in the City. In 1990, there were an estimated 6,680 units, representing a decrease of 156 units. Much of the unit loss was in the Commercial Project Redevelopment Area (Project Area No. 2). The housing units that were demolished were on land that had historically been zoned for commercial use. Shopping centers were built on these sites.
- In 1970, approximately 2,198 households (13 percent) had incomes below the poverty level. In 1980, approximately 1,434 (20 percent) of the total households in the City had incomes below the poverty level, and in 1990, 1,283 households (approximately 20 percent) were in poverty.
- There are a number of constraints on housing production in Maywood related to infrastructure, public services, existing land use patterns and availability of land for development. Most of the City's infrastructure (i.e., water and sewer) was designed for substantially lower residential densities than the City is presently supporting. In terms of public services, the City's schools are currently very overcrowded. Existing industrial land use patterns in Maywood and Vernon preclude residential development in the northern and western portions of Maywood that are adjacent to Vernon. Finally, the lack of vacant land suitable for residential use is one of the greatest constraints on housing production in Maywood.

3.1.5 PUBLIC PARTICIPATION

Section 65583(c)(5) of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort."

During its 60 day review by the State Department of Housing and Community Development (HCD), copies of the Draft Housing Element are made available for public review at the local libraries and City Hall. The City distributes a quarterly bi-lingual newsletter to every household in Maywood. Given that 93 percent of Maywood's population is Hispanic and 72 percent of households are very-low- and low-income, the newsletter is an effective tool to advertise the availability of the draft Element for public review, as well as to inform residents of future public hearings on the Draft Element. In addition, a copy of the Draft Housing Element and an invitation to attend the City Council hearing is distributed to special needs groups service providers listed in Table 3-6. Public hearings are held on the Housing Element before both the Planning Commission

and City Council. Notification is published in the local newspaper in advance of each hearing, and direct notices are mailed to interested individuals. Ten key non-profits in Maywood are among those who received notices. Notices are also posted in laundromats and at Maywood Manor, the City's affordable housing project

The following policies are intended to ensure that the City of Maywood is able to provide the housing needs of its citizens and to ensure that the City is able to provide the housing needs of its citizens.

Policy 1.1: Provide a wide range of housing types to meet the needs of the City of Maywood and its residents.

Policy 1.1

1.1.1 Provide a variety of housing types to meet the needs of the City of Maywood and its residents. This includes, but is not limited to, single-family detached homes, townhomes, multi-family units, and mobile homes. The City shall also provide a variety of housing types to meet the needs of its residents.

1.1.2 Encourage both the private and public sectors to provide a variety of housing types to meet the needs of the City of Maywood and its residents. This includes, but is not limited to, single-family detached homes, townhomes, multi-family units, and mobile homes. The City shall also encourage both the private and public sectors to provide a variety of housing types to meet the needs of its residents.

1.1.3 Encourage the development of new and existing housing projects that are located in the City of Maywood and its residents. This includes, but is not limited to, single-family detached homes, townhomes, multi-family units, and mobile homes. The City shall also encourage the development of new and existing housing projects that are located in the City of Maywood and its residents.

1.1.4 Encourage the development of new and existing housing projects that are located in the City of Maywood and its residents. This includes, but is not limited to, single-family detached homes, townhomes, multi-family units, and mobile homes. The City shall also encourage the development of new and existing housing projects that are located in the City of Maywood and its residents.

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THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
530 SOUTH EAST ASIAN AVENUE
CHICAGO, ILLINOIS 60607-7070
TEL: (773) 835-3128 FAX: (773) 835-3129
WWW: WWW.CHEM.UCHICAGO.EDU

3.2 GOALS AND POLICIES

3.2.1 ISSUE: HOUSING OPPORTUNITIES

The following policies encourage the construction of new housing units that offer a wide range of housing types to ensure that an adequate supply is available to meet existing and future needs.

GOAL 1 Provide a wide range of housing types to meet the existing and future needs of Maywood area residents.

Policies

- 1.1** Provide a variety of residential development opportunities in Maywood, ranging from single and multiple-family uses in the R-3 zone, and higher density housing in Residential Specialty and Mixed Use target areas, in accordance with the RHNA.
- 1.2** Encourage both the private and public sectors to produce or assist in the production of high quality housing, with particular emphasis on housing affordable to lower income households, as well as the needs of the handicapped, the elderly, large families, and female-headed households.
- 1.3** Promote the development of low- and moderate-income housing by continuing to allow developers density bonuses and other financial or regulatory incentives for providing units for low- and moderate-income residents. Facilitate consolidation of land holdings for affordable housing development.
- 1.4** Assist residential developers in identifying and preparing land suitable for new housing development.
- 1.5** Coordinate with the Los Angeles Community Development Commission to take advantage of Federal funds, as well as Industry Redevelopment Set-Aside funds available for affordable housing in Maywood.
- 1.6** Continue to coordinate with local social service providers to address the needs of the homeless population. Continue to permit the development of emergency shelters in the CM zone, and transitional housing in residential zones in locations close to services, subject to a Conditional Use Permit.
- 1.7** Locate higher density residential development in close proximity to public transportation, services and recreation.

12.1 *GOALS AND OBJECTIVES*

The purpose of this study is to determine the effect of the use of the Internet on the learning process of students. The study is a quantitative study and the data will be collected through a questionnaire.

12.1.1 *General Objective* - To determine the effect of the use of the Internet on the learning process of students.

12.2 *Specific Objectives*

12.2.1 To determine the effect of the use of the Internet on the learning process of students in the area of knowledge.

12.2.2 To determine the effect of the use of the Internet on the learning process of students in the area of skills.

12.2.3 To determine the effect of the use of the Internet on the learning process of students in the area of attitudes.

12.2.4 To determine the effect of the use of the Internet on the learning process of students in the area of values.

12.2.5 To determine the effect of the use of the Internet on the learning process of students in the area of social skills.

12.2.6 To determine the effect of the use of the Internet on the learning process of students in the area of self-management skills.

12.2.7 To determine the effect of the use of the Internet on the learning process of students in the area of problem-solving skills.

3.2.2 ISSUE: HOUSING MAINTENANCE AND PRESERVATION

The goal of housing preservation is to protect the existing quality and investment in housing and to avoid a degree of physical decline that will require a larger rehabilitation effort to restore quality and value. Maywood has experienced significant private-initiated housing rehabilitation in recent years related to increased homeownership. The City will continue to foster this upgrading, as well as providing financial assistance as available.

GOAL 2 Enhance the quality of existing residential neighborhoods in Maywood through ongoing maintenance and improvement programs.

Policies

- 2.1** Continue existing rehabilitation programs which provide financial and technical assistance to lower income property owners to enable correction of housing deficiencies.
- 2.2** Continue to utilize the City's code enforcement program to bring substandard units into compliance with City codes and to improve overall housing conditions in Maywood.
- 2.3** Minimize the displacement impacts occurring as a result of residential demolition.
- 2.4** Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.
- 2.5** Encourage room additions by continuing to provide parking variances and rehabilitation assistance as a means of increasing the holding capacity of the existing housing stock.
- 2.6** Establish a first-time homebuyer program to assist low- and moderate-income Maywood residents.

3.2.3 ISSUE: ENVIRONMENTAL SENSITIVITY

As a highly urbanized environment, varying land uses in Maywood are developed in close proximity of one another. It is an on-going concern in the City to ensure that residential growth is sensitive to the existing environmental setting. Development will be accommodated which is coordinated with available community resources and infrastructure, and which is designed to minimize impacts on the built and natural environment.

2.1.1. THEORETICAL BACKGROUND

The theoretical background of this study is based on the concept of the "learning curve" which states that the time required to complete a task decreases as the number of times the task is performed increases. This concept is used to explain the relationship between the number of times a task is performed and the time required to complete it.

Figure 2.1 shows the relationship between the number of times a task is performed and the time required to complete it. The curve shows that the time required to complete a task decreases as the number of times the task is performed increases.

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2.1.2. THEORETICAL BACKGROUND

The theoretical background of this study is based on the concept of the "learning curve" which states that the time required to complete a task decreases as the number of times the task is performed increases. This concept is used to explain the relationship between the number of times a task is performed and the time required to complete it.

GOAL 3 Ensure that new housing is sensitive to the existing natural and built environment.

Policies

- 3.1 Ensure that multiple-family infill development is compatible in design with single-family residential areas, and is consistent with the existing neighborhood character.
- 3.2 Ensure new residential development which fronts on major arterial highways (such as in the RS zone and in mixed use areas) incorporates adequate setbacks and buffering.
- 3.3 Accommodate new residential development which is coordinated with the provision of infrastructure and public services.
- 3.4 Provide standards which will allow for adequate off-street parking space for automobiles and other types of vehicles, with safe access to streets and highways.
- 3.5 Create more recreational open space and tot lots in neighborhoods where there is a need.

3.2.4 ISSUE: FAIR HOUSING

In order to make adequate provision for the housing needs of all economic segments of the community, the City must ensure equal and fair housing opportunities are available to all residents.

GOAL 4 Promote equal opportunity for all residents to reside in the housing of their choice.

Policies

- 4.1 Continue to cooperate with the Fair Housing Congress of Southern California through the Long Beach Fair Housing Council to enforce fair housing laws.
- 4.2 Prohibit practices which restrict housing choice by arbitrarily directing prospective buyers and renters to certain neighborhoods or types of housing.

3.3 CONSTRAINTS ON HOUSING PRODUCTION

The availability of housing in Maywood is dependent upon a variety of factors that either encourage or constrain new residential development. These factors range from city ordinances to state and federal mandates (including building codes) to market mechanisms. The most important factor affecting future residential development in the City of Maywood concerns the availability of land.

This section explores the governmental regulations, market factors, and environmental factors that constrain the production of housing, particularly housing affordable to low- and moderate-income households. The purpose of this discussion is to consider changes in City procedures or regulations that could ease housing production, and identify market factors which City programs may be able to address.

3.3.1 GOVERNMENTAL CONSTRAINTS

The goal of producing a range of new housing may at times conflict with other City goals, such as the desire to provide sufficient open space and recreation facilities, the desire to protect unique environmental features and historic resources, and the desire to ensure the health and safety of the city's residents by maintaining the current level of community services and infrastructure. The need to ensure adequate housing for all economic segments of the community must be balanced with these goals.

Land Use Controls

The City of Maywood has a single-zone district for residential uses: R-3 multiple-family residential, with additional special overlay zones that provide for additional density and allow for development of residential uses in commercial areas. Under the R-3 zoning, up to 20 units per acre can be constructed. This zone district corresponds to the residential land use designation in the Land Use Element.

The City also has a density bonus ordinance that grants developers a 25 percent density bonus above 20 units per acre if the developer provides at least 20 percent of the units for low-income households, or 10 percent of the units for very low-income households, or at least 50 percent of the units for senior citizens. In addition, the City offers developers at least one additional incentive, e.g., relaxation or other modification of zoning standards regulating such items as setbacks, distances between buildings, required parking, and projections into yards. The zoning standards are included as Appendix A.

Over 57 percent of the City has been designated as residential in the General Plan. General Plan land use policy provides for additional residential development at higher densities than that allowed under present zoning in areas specifically designated as Residential Specialty and also permits multiple-family infill in targeted commercial areas. The land use designations which provide for residential use are described as follows:

- Residential (R-3). This category of land use is characterized by a mix of single-family detached and attached development at densities up to 20 units per acre. The population density standard for this land use designation is up to 85 persons per acre, assuming an average household size of 4.26¹ persons per unit. This land use designation corresponds to the R-3 zone district. The development standards for the R-3 zone include 5,000 square foot minimum lot size, two-story height limit, 25-foot setback, 10-foot exterior side yard, not less than 3-foot interior side yard, and not less than 15-foot rear yard. The minimum distance between two residential structures is 10 feet. Parking requirements for single-family residences with three or less bedrooms is two covered spaces, and one additional space is required for each additional bedroom over three. Multi-family units have the same requirements as single-family units with the exception of ½ a guest space per unit for units with three or less bedrooms and 1/3 a guest space per unit for units with four or more bedrooms.

A significant number of multiple-family structures exist in the R-3 zone with densities well in excess of 20 units/acre and minimal setbacks from adjacent single-family structures. When the City adopted its first Zoning Ordinance in 1966, these non-conforming residential units were "grandfathered" into the Zoning Code and permitted to remain. In addition, when the City revised its Zoning Ordinance in the early 1990s, non-conforming residential uses were given even greater protection by allowing owners to rebuild if the unit were destroyed by fire. The majority of housing in the R-3 zone is, however, single family as dictated by the 6,000 - 7,500 square foot parcel size, with two or three additional units located behind the primary structure, frequently with one of the units above a garage. The City encourages lot consolidation of individual R-3 parcels to provide for multiple-family development and maximize the potential number of units on a site.

- Residential Specialty Overlay (R-S). This land use designation provides for the development of multiple-family condominiums, apartments, and housing for senior citizens. The development standards for senior units in the R-S zone include 10,000 square-foot minimum lot size, four-story height limit, and the same setback requirements as the R-3 zone. The parking standard for senior units is one covered space per unit and for senior complexes, one covered space per two units. Parking standards can be reduced by the responsible approving body up to 20% and reduced an additional 5% if the project includes alternate transportation.

Non-senior affordable housing is permitted by right, and is subject to Planned Unit Development (PUD) standards and procedures. The PUD process is not meant to constrain the production of housing, but rather to ensure compatibility with surrounding uses and provide flexibility in development

¹Source for average household size: 1990 U.S. Census.

1. The first thing I noticed when I stepped out of the plane was the

fresh air. It was a relief after the stuffy cabin. I looked around and saw a lot of people, some of whom I recognized from the flight. We were all heading to the same place, and it felt like a small community. The weather was perfect, not too hot and not too cold. I took a deep breath and felt a sense of adventure. This was my first time traveling alone, and I was excited to see what the world had in store for me. The plane landed smoothly, and we were greeted by a friendly staff. I followed the signs and found my way to the baggage claim. I was a bit nervous, but everything seemed to be going well. I took my bag and walked towards the exit. The sun was shining brightly, and I felt a sense of freedom. I was finally here, and I was ready to start my journey.

I had heard that the city was beautiful, and I was not disappointed. The streets were clean and well-maintained. The people were friendly and welcoming. I was in luck, as I had found a great place to stay. The hotel was in a great location, close to the city center. I was excited to explore the city and see all the sights. I had heard that the food was amazing, and I was ready to try it all. I was a bit nervous, but everything seemed to be going well. I took my bag and walked towards the exit. The sun was shining brightly, and I felt a sense of freedom. I was finally here, and I was ready to start my journey.

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standards. The Zoning Code establishes minimum guidelines regarding height, density, parking, setbacks, and compatibility that are used by Planning Department staff and Planning Commission members when reviewing PUD applications. These guidelines are not mandatory, but provide a general foundation from which to analyze proposed development. Specifically, the guidelines state that maximum heights shall vary to reflect the PUD's relationship to abutting and adjacent zoning districts. Regarding parking, up to a 25 percent reduction can be approved by the Planning Commission if deemed appropriate. The development density for this land use category can range from 20 to 48 units per acre. The resulting population density standard for this land use category ranges from 85 to 205 persons per acre.

- Residential Mixed Use. As a means of providing additional sites for multiple-family housing, the City has identified target commercial areas in the CM zone along Slauson and Atlantic Avenues where multiple-family residential infill will be permitted. Integration of higher density housing along these corridors will provide market support for commercial uses and facilitate revitalization of underutilized commercial properties. Similar to the Residential Specialty Overlay, densities of up to 48 units per acre will be permitted subject to planned unit development guidelines.

Implementation of the land use policy will result in the removal of older, substandard housing in two areas of the City which are inappropriate for residential use. An area located west of Maywood Avenue (the Industrial Redevelopment Project Area) has been designated for industrial uses in the zoning ordinance since 1966; the land use policy contained in the City's General Plan supports the previous general plan which called for industrial development in this area. The purpose of removing residential uses in this area is to protect Maywood residents from potentially noxious industrial uses located immediately to the west, in the City of Vernon, (which include a chemical laboratory, a food processing facility, and outdoor trucking facility); and to protect against safety hazards inherent in housing located immediately adjacent the busy Union Pacific rail line.

Existing housing in this industrial area is under-maintained and often substandard with inadequate ventilation, and lacks any yards or safe open space areas for children to play, conditions which have contributed to the high crime rate and calls for police in this area. In 1967, the City's Zoning Ordinance was amended to designate this as an industrial area, and residential property owners were given 20 years (until 1987) to conform with the manufacturing zone requirements and vacate all residential uses. These conditions were recorded against all residential properties in the industrial zone, and disclosed to potential purchasers as part of the title report. In February 1986, the City notified all residential property owners in this area, as a reminder of the impending requirement to vacate their residential properties. Several of the property owners filed lawsuits against the City to maintain their residential use, until most recently (November 1996) a Non-Conforming Use Agreement was entered into by all but one of the property owners extending the time frame for continued residential use until November, 2003. Conditions of the Agreement include provisions for all tenants to be notified in writing one year in advance (October

2002) that they will be required to vacate their unit, and that any new tenant moving into a unit during the final year be notified orally and in writing of the termination date prior to agreeing to rent a unit. Strict sanctions are also included in the Agreement to ensure property owners not allow units to fall into disrepair and become substandard. A specific program has been included in this Housing Element to address the displacement impacts to existing residents in these areas, including linking residents with the County's Displacement Prevention program.

A transition from residential to non-residential uses is provided for in a second area located in central Maywood bounded by 57th Street on the north, 58th Street on the south, Pine Avenue on the west, and Atlantic on the east. This area has been designated as a civic center overlay which provides for the possible development of a new civic center/community center complex at this location. However, potential removal of residential units in this area would be a result of direct action by the Redevelopment Agency, and residents would thus be eligible for relocation assistance and suitable replacement housing.

Codes and Enforcement

A major problem in the past has been illegally converted units that have been constructed in violation of building and safety codes. Illegal conversions continue to be an issue in Maywood. Past code enforcement efforts have focused on multiple-family apartments that have not been adequately maintained by their owners.

In 1991, the City initiated a Housing Presale Inspection Program. Before any house is sold in Maywood, the Building Department inspects the property and provides the buyer with a written report. The inspections help the City identify illegal conversions and/or other non-permitted work. Although the City does not require that the illegal conditions be rectified immediately (unless they pose a threat to health and/or safety), the conditions are noted and have to be addressed before the unit is sold again.

Improved development standards, as provided for in both the land use and housing elements, are also likely to increase the cost of the development of new housing. While code enforcement and improved development standards are likely to have an effect on the cost and availability of housing, both the Presale Inspection Program and improved development standards are seen by the staff and elected officials as being important in ensuring that the city's housing stock is adequately maintained. More importantly, these efforts are also important in making sure that the housing is safe for the occupants.

The City will continue to coordinate its code enforcement efforts with available rehabilitation assistance to minimize any hardship on lower income property owners.

The first section of the report is a general introduction to the project. It describes the purpose of the study, the objectives, and the scope of the work. It also provides a brief overview of the methodology used in the study.

The second section of the report is a detailed description of the methodology used in the study. It includes a description of the data sources, the data collection methods, and the data analysis methods.

3. Results and Discussion

The third section of the report presents the results of the study. It includes a description of the data, a summary of the findings, and a discussion of the implications of the results.

The fourth section of the report is a conclusion. It summarizes the main findings of the study and provides recommendations for future research.

The fifth section of the report is a list of references. It includes a list of the sources used in the study.

The sixth section of the report is an appendix. It includes a list of the figures and tables used in the study.

Fees and Exactions

The City charges fees to offset the costs associated with permit processing. Table 3-2 contains the fees currently in effect in the City. For the four-unit affordable housing development on 58th Street, planning fees levied totaled \$3,117 per unit.

Processing and Permit Procedures

The evaluation and review process required by City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately reflected in the unit's selling price. For residential development, permits may be necessary from a variety of departments, though processing time for residential projects in the City is not excessive. The actual review time is dependent on the size and location of the project, and whether it is designed to meet City standards or involves requests for variances from development standards. In general, the processing time for most residential projects in Maywood ranges from one to three months.

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Important Information

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**TABLE 3-2
PLANNING FEES**

	City of Maywood
Zone Change	\$750
Variance	\$500
Conditional Use Permit	\$500
Site Plan Review	\$500
Design Review	\$200 - \$500
Appeal	--
Subdivision	\$450 + \$30 for first 25 lots + \$15 for next 25 lots + \$7 for next 50 lots
Plan Check	based on valuation
Other Fees for the City of Maywood: <u>Building Permit Fees.</u> Based on a sliding scale relating to total valuation of improvement. Improvement valuation ranging from \$50,000 to \$100,000 would have a fee ranging from \$575 to \$1085. <u>School Fees.</u> \$3.50 per square foot (Los Angeles Unified School District Fee). <u>General Plan Amendment.</u> \$500. <u>Preliminary Environmental Review.</u> \$150 to \$200.	

Source: City of Maywood, 2000.

Review of the environmental impacts of proposed development under the California Environmental Quality Act (CEQA), as amended, can also increase the time and cost of processing development applications. If a full EIR is required, the delay can be as much as 6 months. However, in Maywood, virtually all housing development proposals involve small projects which do not require extensive environmental analysis.

Constraints Specific to Lower Income Housing

Article 34 of the state constitution requires that any affordable rental housing project in which a public agency finances more than 50 percent of the costs of construction/acquisition first be approved by a majority of the voters living in that jurisdiction. The requirements of Article 34 specify approval of individual projects. The only new housing development financed in part by public agencies presently in Maywood is senior housing financed by the redevelopment tax increment set aside, Community Development Block Grant funds, and other non-public sources, and did not require Article 34 authority due to limited public funding relative to the total costs of the project. It is unlikely Article 34 authority will be necessary to achieve affordable housing in Maywood due to the necessity to leverage limited public funds with private resources.

3.3.2 NONGOVERNMENTAL CONSTRAINTS

This section discusses the components of the housing market that can act to discourage construction of affordable housing, although many of these factors are beyond the ability of local governments to control.

Availability of Financing

Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchase opportunities to lower income households. Although home mortgage interest rates are currently relatively low (lenders are quoting rates as of August 2000 as low as 8%), there is no guarantee that they will remain at this level. A greater hurdle to home ownership for lower income households at this time may be the downpayment. A household may be able to make the monthly payment on a mortgage, but be unable to accumulate enough cash for even a five or ten percent downpayment, much less a 20 percent downpayment. Government insured loan programs may be available to reduce mortgage downpayment requirements for these households. These programs are available through the lending institutions.

Under the Home Mortgage Disclosure Act (HMDA), certain major lending institutions are required to disclose the number, amount, and location (by census tract) of mortgage and rehabilitation loans originated or purchased. The Annual HMDA report for 1998 (the most recent available) was reviewed to evaluate the availability of residential financing within the City's three census tracts.

Table 3-3 below shows the number of home purchase and home improvement loan approvals and denials in Maywood in 1998. Table 3-3 shows a relatively small number

of applications for both home purchase and home improvement loans. Of the 6,654 housing units in Maywood, home purchase loan applications were made for 151, or two percent. Home improvement applications were made for 104, or 1.5 percent of the City's housing stock. Approximately 66 percent of all mortgage applications were approved. Only 45 percent of all home improvement loan applications were approved indicating that homeowners may not be qualifying for these loans due to insufficient income, and therefore may need some form of subsidy in order to rehabilitate their residences.

**TABLE 3-3
DISPOSITION OF HOME LOANS**

Applicant Income	Home Purchase Loans				Home Improvement Loans			
	Total	Approved	Denied	Other	Total	Approved	Denied	Other
Low	33	70%	12%	18%	40	48%	52%	0%
Moderate	66	76%	20%	4%	30	33%	63%	4%
Upper	43	58%	12%	30%	24	46%	54%	0%
N.A.	9	22%	33%	45%	10	70%	10%	20%
Total	142	66%	17%	17%	104	45%	52%	3%

Source: Home Mortgage Disclosure Act (HMDA) data, 1998.

Cost of Construction

Construction costs also vary according to the type of development. Multiple-family housing is generally less expensive to construct than single-family housing. However, there is a wide variation within each construction type depending on the size of the unit and the number and quality of amenities offered. This includes such obvious items as fireplaces, patio areas, and other amenities as well as the less obvious decisions on the grade of carpeting and tiles used, types of appliances and light fixtures, and the quality of cabinetry and woodwork. According to the Construction Industry Research Board, construction costs per square foot for a multiple-family home range between \$60 and \$80.

Manufactured housing (including both mobilehomes and modular housing) is less expensive than conventional stick-built housing. However, even within this type of construction, there is a wide range of prices, depending on the size and finish of the units. Manufactured housing is unlikely to be used in Maywood because more density can be achieved using conventional construction, and because the consumer is unlikely to be willing to pay the relatively high total cost (resulting from the addition of land, infrastructure, financing, and permit costs) for a manufactured home.

the following are the most common and most important ones - in the field. They are: 1. *Staphylococcus aureus* - This is the most common cause of skin infections. It is a gram-positive, spherical bacterium that is often found in the nose and on the skin of humans and animals. It can cause a wide range of infections, from minor skin irritations to severe, life-threatening conditions. 2. *Streptococcus pyogenes* - This is another common cause of skin infections. It is a gram-positive, spherical bacterium that is often found in the throat and on the skin. It can cause a variety of infections, including strep throat, skin abscesses, and necrotizing fasciitis. 3. *Pseudomonas aeruginosa* - This is a gram-negative, rod-shaped bacterium that is often found in the environment, particularly in water and soil. It is known for its ability to cause a wide range of infections, including pneumonia, urinary tract infections, and skin infections. 4. *Escherichia coli* - This is a gram-negative, rod-shaped bacterium that is often found in the gut of humans and animals. It is a common cause of food poisoning and can also cause skin infections. 5. *Candida albicans* - This is a fungus that is often found in the mouth and on the skin. It can cause a variety of infections, including thrush and skin rashes.

TABLE 1
BACTERIAL SKIN INFECTIONS

Gram-positive bacteria				Gram-negative bacteria				Antibiotic sensitivity
Species	Shape	Arrangement	Stain	Species	Shape	Arrangement	Stain	
Staph. aureus	Sphere	Clusters	Red	Staph. aureus	Sphere	Clusters	Red	Resistant
Staph. aureus	Sphere	Clusters	Red	Staph. aureus	Sphere	Clusters	Red	Resistant
Staph. aureus	Sphere	Clusters	Red	Staph. aureus	Sphere	Clusters	Red	Resistant
Staph. aureus	Sphere	Clusters	Red	Staph. aureus	Sphere	Clusters	Red	Resistant
Staph. aureus	Sphere	Clusters	Red	Staph. aureus	Sphere	Clusters	Red	Resistant
Staph. aureus	Sphere	Clusters	Red	Staph. aureus	Sphere	Clusters	Red	Resistant
Staph. aureus	Sphere	Clusters	Red	Staph. aureus	Sphere	Clusters	Red	Resistant
Staph. aureus	Sphere	Clusters	Red	Staph. aureus	Sphere	Clusters	Red	Resistant
Staph. aureus	Sphere	Clusters	Red	Staph. aureus	Sphere	Clusters	Red	Resistant

3.3.3 OTHER CONSTRAINTS

There are a number of constraints which will impede, affect, or need to be considered in the development of housing in the future. These constraints are summarized in the following paragraphs.

Infrastructure

Most of the infrastructure (water and sewer) in Maywood was designed for substantially lower residential densities than the City is presently supporting. Any substantial increase in residential development citywide would require upgrading of the water and sewer infrastructure. The city's population increased from 16,996 persons in 1970 to 27,850 in 1990, an increase of 10,854 persons (64 percent). The greatest proportion of this population growth, however, is related to increases in household size and not construction of new housing. Additional new housing also results in an additional increase in population which, in turn, places additional demands on the city's infrastructure. Depending on the location and scale of the project, new development and commercial development in particular is frequently required to provide upgrades to existing water and sewer infrastructure.

There are three separate, private mutual water companies which provide water service in Maywood. The City has little control over these companies and has been unable to require them to provide needed upgrading to water lines. Instead, the water companies typically achieve infrastructure upgrades incrementally as development occurs at the cost of the developer.

While many sewer lines in Maywood will also require expansion to support new development, this has not been as costly to private development as the water system because these costs are frequently offset by public funds.

Public Services

There are only three public elementary schools located in this city of over 27,000 persons. Presently, the schools are over capacity and operating on year-round schedules. In addition, students are being bused to other school districts outside of Maywood due to overcrowding. Any substantial increase in development and population would place additional service demands on the schools and other public services in the City. New residential development will also place greater demands on law enforcement services and the fire department though the potential impacts will not be as great compared to the impacts on schools.

The City's roadways in its residential areas are also built to a standard that served much lower density residential uses than what currently exists. Many residents park their vehicles on the street, because there is no parking space on the property. This effectively narrows the roadways, creating potential traffic and safety hazards.

There are a number of comments which are of a general nature, and which are not intended to be a criticism of the work. These are given in the following paragraphs.

Introduction

One of the main reasons for the success of the book is the clarity of the presentation. The author has done this by using a simple and direct style, and by avoiding unnecessary detail. This is a good example of how to write a technical book. The book is well written, and the presentation is clear. The author has done this by using a simple and direct style, and by avoiding unnecessary detail. This is a good example of how to write a technical book. The book is well written, and the presentation is clear. The author has done this by using a simple and direct style, and by avoiding unnecessary detail. This is a good example of how to write a technical book.

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Chapter 1

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Environmental Constraints

The major environmental factors that may affect land use and development in the future are related to seismic hazards and flooding hazards. The entire City would experience flooding in the event of dam failure from either the Hansen Dam or the Sepulveda Dam. These and other hazards are documented in the Safety Element of the City's General Plan. These hazards are not considered great enough to preclude residential development in the future, though they should be considered in future planning.

Existing Land Use Patterns

Existing land use patterns in Maywood and the adjacent City of Vernon present constraints on the development of residential units in Maywood. Vernon, which abuts the northern and western boundaries of Maywood, is an entirely industrial city. In fact, SCAG has adopted a regional housing need of zero units for Vernon due to the pervasiveness of heavy industry in the City. Industrial businesses, from heavy manufacturing to warehousing activities, exist along the Maywood/Vernon border. To protect its residential uses to the greatest extent possible from the noise, noxious odors, risks, and other hazards associated with these uses, the City has established a buffer zone of lighter manufacturing uses and the M (Manufacturing) zone district between Vernon and residential uses in Maywood. The City, through permits and discretionary review, controls the type of uses established within the buffer area.

The city's policy is to maintain the buffer area to ensure residents experience minimal exposure to industrial activities in Vernon. Prudent avoidance policies require that residential uses be restricted from the northern and western City boundaries.

Availability of Land

The City has been completely urbanized for over 40 years and there are few vacant parcels remaining in the City. As a result, one of the greatest constraints to future development in the City is related to the amount of vacant land. Virtually all of the new development that has occurred in recent years involved the removal or demolition of structures that were replaced by the newer development. In the case of residential development, either single-family homes were demolished to make way for multiple-family units or additional units were constructed in the rear yard behind a single-family unit. Virtually all of the 10 acres of vacant land is located in the commercial districts. By allowing multiple-family infill in targeted commercial locations, the City has substantially expanded the availability of sites for housing.

Another constraint related to the availability of land is lot sizes and configurations. Lots in the City are small and individually owned, and therefore a development of any size involves assembly of a number of different parcels. Many of the lots are odd shaped, making it difficult to meet the zoning code requirements for setbacks, etc. In order to facilitate residential development on small and odd shaped lots, the City provides for Planned Unit Development (PUD), and has permitted lot splits that have resulted in smaller lots than what is ordinarily required in the Zoning Ordinance.

The first step in the process of the study was to identify the research questions. The second step was to design the study. The third step was to collect the data. The fourth step was to analyze the data. The fifth step was to write the report.

THE UNIVERSITY OF CHICAGO

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3.4 EXISTING HOUSING NEEDS

3.4.1 DEMOGRAPHIC CHARACTERISTICS

Population

The State Department of Finance (DOF) estimated the January 2000 population of the City at 30,408. The City occupies an area of only 730 acres resulting in a very high population density: 42 persons per acre, the highest in the state of California. This statistic does not take into account undocumented people living in the City because this group is generally reluctant to respond to government surveys. The undocumented population may add as much as 10 percent to the City's population.

Between the 1980 and 1990 Census, the population increased from 21,810 to 27,850, or by 28 percent. Then, between 1990 and 2000 (according to the DOF), the population increased by 9 percent. Population estimates for the region indicate that growth is slowing, which is consistent with the decreasing growth rate in Maywood.

Age

The age distribution of a population is an important factor in evaluating current and future housing needs. According to the 1990 Census, the City has a much higher proportion of persons ages 24 and under and a significantly lower concentration of seniors compared to the County-wide age distribution. Over half the people in Maywood (53%) were age 24 or younger. This is reflected in the median age for the City, 23.7 years, seven years younger than the median age for Los Angeles County as a whole.

Race/Ethnicity

During the 1980s, the City of Maywood underwent a dramatic population increase. While the population was predominantly Hispanic during the 1980 Census, the proportion of residents of Hispanic origin increased from 80% to almost 93%, an increase of 8,271 persons. At the same time, the next largest racial/ethnic group, White Non-Hispanic, decreased by over 50%. To be effective, therefore, housing programs for the City must be tailored to meet the needs of persons and households of Hispanic origin, as well as particular characteristics (household size and composition and preference of owner-occupied or rent housing) of this ethnic group.

3.4.2 HOUSEHOLD CHARACTERISTICS

Type and Size

According to the 1990 Census, there were 6,496 households in the City, over 85 percent of which were family households. This is in sharp contrast to Los Angeles County as a whole, where only 68 percent of all households consisted of families. Single-person households represent the second largest household group consisting of 10 percent of all

Introduction

The literature in this area has focused on the impact of information technology on the library. It has been argued that the library is a social institution and that its role is to provide a service to the community. The library is a social institution and its role is to provide a service to the community. The library is a social institution and its role is to provide a service to the community. The library is a social institution and its role is to provide a service to the community.

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Conclusion

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References

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Indexing

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households. The smallest group are in the "Other" category, which are households consisting of unrelated people living together. Less than 5 percent of the City's households belong to this category.

Household size is an important indicator identifying sources of population growth, as well as overcrowding in individual housing units. A city's average households size will increase over time if there is a trend towards larger families. In communities where the population is aging, the average household size may actually decline. Between the 1980 and 1990 Census, the average household size increased from 3.19 to 4.26 persons per household. According to the State Department of Finance, as of January 2000, household size in the City was estimated to be 4.673 persons per household. This number is significantly higher the County as a whole, which is 3.140 persons per household, and reflects the tendency toward larger households.

Household Income

Household income is the most important factor affecting housing opportunity, determining a family's ability to balance housing costs with basic necessities of life. As of the 1990 Census, the median household income for City residents was \$25,567, which is 27 percent lower than the County median household income of \$34,965.

In analyzing the income distribution among households, SCAG groups households into different categories by income and tenure. Income categories are determined as a percentage of median family income for the entire Los Angeles region. The four categories are very low, low, moderate, and upper as defined below in Table 3-4 Household Income Profile.

**TABLE 3-4
HOUSEHOLD INCOME PROFILE**

Income Group	Percent of County MFI	Income Threshold	Total	Renters	Owners
Very Low	0-50%	<\$25,000	2,656	2,132	524
Low	51-80%	<\$41,000	1,998	1,431	567
Moderate	81-120%	<\$61,000	1,123	631	492
Upper	120%+	Above \$61,000	688	298	390
All			6,465	4,491	1,974

Source: Southern California Association of Governments (1999).

As shown in Table 3-4, the majority of households (72 percent) are in the very low- and low-income groups. Of the very low- and low- income households, 76 percent are renters.

Overpayment

Overpayment for housing occurs when housing costs increase faster than income. State and Federal standards define overpayment as households spending 30 percent or more of its gross income on housing. According to SCAG's 1999 Regional Housing Needs Assessment (RHNA), 40 percent (2,636) of Maywood households were overpaying for housing, the majority of which are renter households.

Overcrowding

Overcrowding is another indicator of housing affordability. Unit overcrowding is typically caused by the combined effects of low earnings and high housing costs which prevent households from renting or purchasing housing that offers adequate space. The Census defines an overcrowded households as one with more than one person per room, excluding bathrooms, kitchen, hallways, porches and half-rooms.

Census data suggest that overcrowding was a common problem in Maywood in 1980, with approximately 2,216 households, or 34 percent of the total households, being overcrowded and of these, 20 percent were severely overcrowded. The problem worsened by the 1990 Census with 3,833 households, or 59 percent of the total households, being overcrowded and of these, 71 percent were severely overcrowded. According to SCAG's 1999 Regional Housing Needs Assessment (RHNA), there are an estimated 3,745 overcrowded households, 956 of which are owner, and 2,781 are renter. Like overpayment, overcrowding is more common among the City's renter households. Although the 1999 SCAG overcrowding estimates represent a decline since 1990, overcrowding is still considered a significant problem.

Special Needs Groups

Assuring the availability of adequate housing for all social and economic segments of Maywood's present and future population is an important goal of the Housing Element. To implement this policy, the City must target its programs and monetary assistance toward those households with the greatest need. State Housing Element law defines "special needs" groups to include large households, seniors, disabled, single parents, homeless persons, and farmworkers. This section contains a detailed description of the housing needs facing each particular group as well as City programs and services available to address their housing needs. Table 3-5 summarizes the special needs groups residing in Maywood according to the 1990 census.

The first part of the paper discusses the importance of the research and the objectives of the study. It also provides a brief overview of the methodology used in the study.

2. Literature Review

The literature review discusses the existing research on the topic and identifies the gaps in the knowledge. It also provides a theoretical framework for the study.

The second part of the paper discusses the methodology used in the study. It includes a description of the sample, the data collection methods, and the statistical analysis used.

3. Results and Discussion

The results of the study are presented in this section. It includes a description of the findings and a discussion of their implications. The discussion also addresses the limitations of the study and suggests areas for future research.

**TABLE 3-5
SPECIAL NEEDS GROUPS**

Special Needs Group	Persons	Households	Percent of City
Large Households	---	2,702	42%
Elderly (65 years and older)	---	660	10%
Handicapped Persons	1,361	---	5%
Single-parents with children	---	1,242	19%
Farm Worker	157	---	<1%

Source: U.S. Census Bureau, 1990.

Large Households

Large households are defined as those with five or more members. The special needs of this group are based on the limited availability of adequately-sized, affordable housing units. Because of housing stock limitations and the fact the large families often have lower incomes, they are frequently subject to overcrowded conditions. According to the 1990 Census, 2,702 large households resided in Maywood in 1990, of which 1,754 (65%) were renters. However, only 267 rental units had three or more bedrooms. The number of households suffering severe overcrowding (42% of all households) is indicative of the limited supply of large housing units (those with three or more bedrooms). Because the majority of large households in Maywood are lower income renters, they are much more dependent up on market provision of suitable housing than are homeowners, for whom room additions are possible.

Elderly

The 1980 Census identified 983 households (15 percent of all households) whose head was 65 years and older. While the City's population has increased since 1980, the majority of the increase has been among working age adults and children. The number of elderly living in the City has decreased to 660, according to the 1990 Census, which represents ten percent of the City's total households. Approximately 63 percent of elderly persons are homeowners and 37 percent are renters. Over one-quarter of the elderly households have incomes below the poverty level, presenting issues of housing maintenance for homeowners and affordability for renters. Since more than half of the City's elderly are homeowners, a need exists for homeowner rehabilitation assistance to ensure ongoing unit maintenance.

THE EFFECT OF TEMPERATURE ON THE GROWTH OF BACTERIA

Temperature (°C)	Time (hours)	Optical Density (OD ₆₀₀)	Growth Phase
4	0	0.00	Initial
4	24	0.05	Slow Growth
15	0	0.00	Initial
15	24	0.15	Slow Growth
25	0	0.00	Initial
25	24	0.40	Exponential Growth
37	0	0.00	Initial
37	24	0.80	Exponential Growth
42	0	0.00	Initial
42	24	0.20	Slow Growth

Optical Density (OD₆₀₀) is a measure of bacterial concentration.

Discussion

The results of this experiment show that the growth of bacteria is highly dependent on temperature. The optimal temperature for growth was found to be 37°C, where the bacteria reached the highest optical density (OD₆₀₀) of 0.80 after 24 hours. At 4°C and 42°C, the growth was significantly slower, with OD₆₀₀ values of 0.05 and 0.20, respectively, after 24 hours. This is consistent with the known fact that most bacteria have a narrow range of temperatures in which they can grow. The results also show that the growth rate of bacteria increases with temperature up to the optimal point, after which it decreases. This is likely due to the fact that at higher temperatures, the enzymes that catalyze the growth process become denatured, leading to a decrease in growth rate.

Conclusion

The results of this experiment show that the growth of bacteria is highly dependent on temperature. The optimal temperature for growth was found to be 37°C, where the bacteria reached the highest optical density (OD₆₀₀) of 0.80 after 24 hours. At 4°C and 42°C, the growth was significantly slower, with OD₆₀₀ values of 0.05 and 0.20, respectively, after 24 hours. This is consistent with the known fact that most bacteria have a narrow range of temperatures in which they can grow. The results also show that the growth rate of bacteria increases with temperature up to the optimal point, after which it decreases. This is likely due to the fact that at higher temperatures, the enzymes that catalyze the growth process become denatured, leading to a decrease in growth rate.

Disabled

Physical and mental disabilities can hinder access to traditionally designed housing as well as potentially limit the ability to earn adequate income. The 1990 Census indicates that approximately 4 percent of Maywood's population (1,021) persons has some form of work or transportation disability. This represents a slight increase from 1980 when there were 968 persons with some form of disability.

Housing opportunities for individuals with disabilities can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward disabled renters and homeowners for unit modification to improve accessibility. Accessible housing can also be provided through senior housing development.

Single Parents with Children

Single-parent households often require special consideration and assistance due to their greater need for affordable and accessible day care, health care, and other supportive services. In particular, female-headed households with children tend to have lower incomes than other types of households, a situation that limits their housing options and access to supportive services.

The 1990 Census indicates that there are 1,242 single parent households in the City, the majority of which (795) are female headed. Of the female-headed households with children, nearly half (46 percent) have incomes below the poverty level.

Homeless

Throughout the United States, homelessness has become an increasing problem. Factors contributing to the rise in homelessness include the lack of housing affordable to very low- and low-income persons, increases in the number of persons whose income falls below the poverty level, reductions in public subsidies to the poor, and the deinstitutionalization of the mentally disabled.

According to the 1990 Census, no homeless persons were residing in emergency shelters and 14 were visible on the streets of the City. The Maywood Police Department has observed homeless individuals in Maywood City Park and estimates the population at 15 to 30 persons. Because Maywood contains no shelters or other homeless services, the homeless population appears to be transient. A number of homeless service providers are located in surrounding areas offering a range of support services to the homeless, as shown in Table 3-6.



TABLE 3-6
INVENTORY OF HUMAN SERVICES AND FACILITIES
IN THE EAST REGION

Organization	Services Provided
Bienvenidos Family Services 5233 East Beverly Blvd. Los Angeles	Comprehensive home and center based case managed support services; individual and family counseling
Catholic Charities Community Services 1307 Warren Street Los Angeles	case management; emergency food; job referral; medical referral; help with utility bills Jan. through March; shelter for families only
El Centro Human Services 972 South Goodrich Blvd. Los Angeles	homeless case management; independent living skills center; low-income apartment housing for chronically mentally ill and others
Human Services Association 6800 Florence Ave. Bell Gardens	food; clothing; counseling; Welfare Advocacy; homeless assistance; home locators listings; information and referral
L.A. Mission 303 East 5th Street Los Angeles	clothing distribution; meals; showers; transient housing for men; rehabilitation program
Salvation Army 12000 East Washington Blvd. Santa Fe Springs	transitional housing up to six months for families with children; comprehensive support services
SSG-Benefit Asst Client Urban Project 1336 Wilshire Blvd., Suite 101 Los Angeles	applications for SSI and/or SSDI for homeless and/or mentally ill; advocacy for disabled mentally ill; Supportive Care Management

Source: (1) Los Angeles County 1993 Social Service Resource Directory.

(2) Los Angeles Homeless Services Authority

Farm Workers

Farm workers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farm workers have special housing needs because they earn lower incomes than many other workers and move through out the season from one harvest to the next. The 1990 Census reported less than one percent of Maywood's residents as being employed in farming, forestry, and fishing occupations. Due to the City's urban setting and nominal farm worker population, the special needs of this group can generally be addressed through overall programs for housing affordability.

2019-2020 2019-2020 2019-2020

1. The first part of the report is the introduction. It should be clear, concise and to the point. It should state the purpose of the study and the objectives of the research.	2. The second part of the report is the literature review. It should provide a comprehensive overview of the current state of knowledge on the topic. It should identify the key theories, models and findings that are relevant to the study.
3. The third part of the report is the methodology. It should describe the research design, the data collection methods and the data analysis techniques. It should be clear, detailed and replicable.	4. The fourth part of the report is the results. It should present the findings of the study in a clear and concise manner. It should use tables, figures and text to present the data and to highlight the key findings.
5. The fifth part of the report is the discussion. It should interpret the findings of the study and discuss their implications. It should identify the strengths and limitations of the study and suggest areas for future research.	6. The sixth part of the report is the conclusion. It should summarize the main findings of the study and provide a final statement on the research. It should be clear, concise and to the point.
7. The seventh part of the report is the references. It should list all the sources of information used in the study. It should be formatted according to the appropriate style guide.	8. The eighth part of the report is the appendices. It should include any additional information that is relevant to the study, such as raw data, questionnaires and interview transcripts.
9. The ninth part of the report is the index. It should provide a list of the pages on which the different topics are discussed. It should be formatted according to the appropriate style guide.	10. The tenth part of the report is the glossary. It should define the key terms and concepts used in the study. It should be formatted according to the appropriate style guide.

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3.4.3 HOUSING STOCK CHARACTERISTICS

Housing Growth

According to the Census, between 1980 and 1990, Maywood experienced a net loss of 156 housing units, bringing the total from 6,836 to 6,680. The State Department of Finance projects another loss in housing units between 1990 and 2000 of 26 units. The changes in the characteristics of Maywood's housing stock are depicted in Table 3-7.

TABLE 3-7
CHANGE IN COMPOSITION OF HOUSING STOCK 1980-2000

Units in Structure	1980	1990	2000	1980-1990 % Change	1990-2000 % Change
1, attached or detached	3,207	3,679	3,679	15%	0%
2 to 4	1,319	1,447	1,469	10%	2%
5 +	2,291	1,469	1,494	(36%)	2%
Mobile Homes, Trailers, other	19	85	12	347%	(85%)
Total	6,836	6,680	6,654	(2%)	(<1%)

Source: U.S. Census, 1990 and State Department of Finance, 2000.

The only types of housing that increased in numbers between 1980 and 2000 were single family homes and 2-4 unit structures.

Housing Tenure

The tenure distribution of a community's housing stock (owner versus renter) influences sever aspects of the local housing market. Residential mobility is influenced by tenure, with ownership housing evidencing a much lower turnover rate than rental housing. Housing overpayment, while faced by many households regardless of tenure, is far more prevalent among renters. Tenure preferences are primarily related to household income, composition, and age of the householder.

According to the 1990 Census, of the 6,496 occupied housing units in Maywood, nearly 70 percent were occupied by renters. Of the renter households, 44 percent were overpaying for housing, whereas among owner households, 37 percent were overpaying.

Housing Conditions

Housing age is an important indicator of housing condition within a community. Like any other tangible asset, housing is subject to gradual deterioration over time. If not maintained, housing can deteriorate and depress neighboring property values, discourage reinvestment, and eventually impact the quality of life in a neighborhood. Therefore, maintaining and improving the quality of housing is an important goal for the City.

According to the 1990 Census, 78 percent of the City's housing is 30 years or older and 36 percent is 50 years or older. Furthermore, the Census documents that three percent of the housing stock lacks plumbing and four percent lack complete kitchen facilities. A general rule of thumb in the housing industry is structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain quality. Homes older than 50 years, unless properly maintained, require major renovations to keep the home in good working order. Although a formal survey has not been completed, the City's Code Enforcement Department estimates that of the approximately 5,200 units built before 1970, about 65 percent (3,380 units) are in need of some level of rehabilitation and 5 percent (260 units) may require replacement.

Housing Costs

According to the 1990 Census, housing costs in the City of Maywood are substantially lower than those for Los Angeles County as a whole. The median value of a single family home in Maywood was \$157,300, compared to \$223,800 county-wide. This figure is comparable to the median housing values of the neighboring cities of Bell Gardens, Commerce, Cudahy, and Huntington Park, although it is slightly lower.

The Census also reported significantly lower rental costs in the City than the county-wide average. Median gross rent in Maywood was \$525, compared to Los Angeles County's median rent of \$626. The median rent in Maywood is more comparable to those of Commerce, Bell, and Huntington Park. The relative affordability of housing in Maywood may in part account for its rapid growth over the past fifteen years.

Units at Risk

In 1991, new housing law became effective which required cities to identify subsidized housing units at risk of converting to market-rate units, and to develop programs to preserve those units as housing for low and moderate income households.

To determine which units in Maywood could be defined as "units at risk," the "Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion (published by the California Housing Partnership Corporation) and "The Use of Housing Revenue Bond Proceeds - 1990" (California Debt Advisory Commission) were reviewed.

The research identified only one development in Maywood providing subsidized rental housing -the 55-unit Section 202/8 Maywood Manor on Slauson Avenue. This apartment complex, completed in 1990, provides housing for low income elderly persons.

Students' ability to understand and apply the concepts of the course is a key factor in their success. The course is designed to provide students with a solid foundation in the field of management, and to prepare them for the challenges of the workplace. The course is divided into several sections, each of which covers a different aspect of management. The first section covers the basics of management, including the functions of management, the management process, and the management environment. The second section covers the management of organizations, including the organization's structure, culture, and strategy. The third section covers the management of human resources, including the recruitment, selection, training, and development of employees. The fourth section covers the management of financial resources, including the budgeting, financing, and control of the organization's finances. The fifth section covers the management of information resources, including the collection, processing, and distribution of information. The sixth section covers the management of technology resources, including the selection, implementation, and maintenance of technology. The seventh section covers the management of legal resources, including the understanding of the legal environment and the application of legal principles to management. The eighth section covers the management of ethical resources, including the understanding of ethical issues and the application of ethical principles to management. The ninth section covers the management of international resources, including the understanding of the international environment and the application of international principles to management. The tenth section covers the management of sustainability resources, including the understanding of sustainability issues and the application of sustainability principles to management.

The course is designed to be a comprehensive introduction to the field of management, and to provide students with the knowledge and skills they need to succeed in the workplace. The course is taught by a faculty of experienced management professionals, who bring a wealth of knowledge and experience to the classroom. The course is supported by a variety of resources, including textbooks, articles, and case studies. The course is also supported by a variety of activities, including lectures, discussions, and assignments. The course is designed to be a challenging and rewarding experience for students, and to provide them with the tools they need to succeed in the field of management.

Conclusion

The course is a comprehensive introduction to the field of management, and to provide students with the knowledge and skills they need to succeed in the workplace. The course is taught by a faculty of experienced management professionals, who bring a wealth of knowledge and experience to the classroom. The course is supported by a variety of resources, including textbooks, articles, and case studies. The course is also supported by a variety of activities, including lectures, discussions, and assignments. The course is designed to be a challenging and rewarding experience for students, and to provide them with the tools they need to succeed in the field of management.

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References

1. Robbins, S. P., & Coulter, M. (2002). *Management* (7th ed.). Upper Saddle River, NJ: Prentice Hall.
2. Robbins, S. P., & Coulter, M. (2002). *Management* (7th ed.). Upper Saddle River, NJ: Prentice Hall.
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10. Robbins, S. P., & Coulter, M. (2002). *Management* (7th ed.). Upper Saddle River, NJ: Prentice Hall.

Cooperative Services, a non-profit organization, owns and manages the facility. Residents participate in the management.

Apartment construction was financed by a HUD Section 202 loan, CDBG funds, and monies from the city's housing set-aside fund and redevelopment agency. The HUD Section 202 loan is a 40-year loan with no pre-payment clause, due to the non-profit status of Cooperative Services. Thus, Maywood Manor units are not at risk of converting to market rate units until well into the 21st century.

Continued from page 100

The following information was obtained from the records of the Department of the Interior, Bureau of Land Management, for the years 1900-1909:

Year	Acres	Value
1900	1,234,567	\$1,234,567
1901	1,234,567	\$1,234,567
1902	1,234,567	\$1,234,567
1903	1,234,567	\$1,234,567
1904	1,234,567	\$1,234,567
1905	1,234,567	\$1,234,567
1906	1,234,567	\$1,234,567
1907	1,234,567	\$1,234,567
1908	1,234,567	\$1,234,567
1909	1,234,567	\$1,234,567

3.5 REGIONAL HOUSING GROWTH NEEDS

3.5.1 REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

State law requires jurisdictions to provide for their share of regional housing needs. The regional housing growth needs for Maywood were developed using the SCAG 1999 Regional Housing Needs Assessment (RHNA) methodology. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted growth in the number of households by July 1, 2005, as well as the number of units that would have to be added to compensate for anticipated demolitions and changes to achieve an "ideal" vacancy rate.

TABLE 3-8
CITY OF MAYWOOD
SCAG REGIONAL HOUSING NEEDS ASSESSMENT

Income Categories	Total Households
Very Low (0-50% County median income)	67
Low (50-80% County median income)	45
Moderate (80-120% County median income)	46
Upper (over 120% County median income)	80
Total Households	239

Source: 1999 SCAG Regional Housing Needs Assessment

A number of important issues need to be considered when examining the SCAG-RHNA as it applies to the City of Maywood.

- The City's Land Use Plan, under a theoretical buildout, would accommodate approximately 8,600 units. In reality, the actual number of units possible is far less due to lot sizes and the nature and extent of existing development. The City will encourage the consolidation of individual parcels to maximize residential development potential.
- The Land Use Plan does promote the development of higher residential densities in areas presently developed. The Residential Specialty land use designation provides for densities of up to 48 units per acre in areas presently developed as designated commercial, manufacturing, and lower density residential, and multiple-family infill at up to 48 units per acre is permitted in designated commercial areas targeted for mixed use.

- Residential uses have been and will continue to remain the predominant land use in the City.
- Maywood is a small city encompassing only 1.1 square miles. Nevertheless, the City is a place of residence to some 27,850 persons living in 6,680 units. These statistics make the City the most densely populated in Los Angeles County and in the state.
- The City has been urbanized for at least 40 years and vacant land is limited to a few parcels undergoing redevelopment. The non-residential parcels, where conversion is possible, include commercial districts adjacent to Slauson Avenue and Atlantic Boulevard and in the industrial areas. Industrial areas, however, are subject to high levels of noise, truck traffic, and land use conflicts from the non-residential activities located nearby. Multiple-family infill will be encouraged along targeted areas of Slauson and Atlantic to provide additional sites for housing.
- The City may meet its allocation for very low- and low-income housing over the Housing Element cycle, though it is unlikely that the local housing market, even if land were available, would support the construction of new housing for upper-income households.
- As a completely built out jurisdiction, new housing construction requires the removal of existing uses, including housing. It is likely that the affected units would be older housing occupied by lower income households. As a result, an additional 239 units as required by the RHNA are likely to require the demolition of a large number of existing units. By providing for higher density housing in non-residential areas through the RS Overlay and target Mixed Use areas, the City is helping to minimize loss of the existing housing stock.
- Because of the decline in federal support for providing housing for lower income households, the responsibility has largely shifted to local governments and private enterprise. The City was previously involved in the Maywood Manor project to provide 55 units of low-income housing for senior citizens, is currently involved in providing homeownership assistance to four moderate-income, large family households, and will continue to coordinate with the Los Angeles County Community Development Commission to match private developers with available affordable housing funds, such as through the HOME program and Industry Set-Aside monies.

3.5.2 RESIDENTIAL SITE AVAILABILITY

The City remains committed to maintaining housing in the City and ensuring that new housing opportunities are provided to the extent possible. While the actual number of new units which could be constructed over the housing element cycle cannot be determined, the City has established goals for the number of units to be constructed based

1. The first step in the process of identifying a problem is to define the problem.

2. The second step is to identify the causes of the problem.

3. The third step is to identify the effects of the problem. This step is often the most difficult, as it requires a thorough understanding of the problem and its context.

4. The fourth step is to identify the stakeholders who are affected by the problem. This step is important because it helps to identify the people who have a stake in the problem and who may be able to help solve it.

5. The fifth step is to identify the resources that are available to solve the problem. This step is important because it helps to identify the people, money, and other resources that can be used to solve the problem.

6. The sixth step is to identify the possible solutions to the problem. This step is important because it helps to identify the different ways that the problem can be solved.

7. The seventh step is to evaluate the possible solutions. This step is important because it helps to identify the best solution to the problem.

2.1.1. IDENTIFYING THE PROBLEM

The first step in the process of identifying a problem is to define the problem. This step is often the most difficult, as it requires a thorough understanding of the problem and its context.

on historic construction rates, recycling activity, and the availability of land for higher density developments. This figure is then compared with the number of housing units that could be added to the city's housing stock with the implementation of the land use plan.

New Housing in Existing Residential Neighborhoods

Between 1983 and 1987, Maywood experienced a total net gain of 67 units in its residential zones, or about 13 additional units per year. All of this additional residential development involved recycling or infill development in the existing residential neighborhoods.

Between 1988 and 1991, the City imposed a moratorium on new residential construction while the new General Plan and Zoning Ordinance were being prepared. The moratorium expired in February of 1991, following final adoption of the new Zoning Ordinance (the General Plan was adopted the previous year). Thus, for a two-year period, no housing growth occurred in Maywood, with the exception of the 55-unit Maywood Manor housing project for low-income seniors.

Between February of 1991 and early 1993, a total of 91 new units were completed (the time of the City's last update to its Housing Element). However, building permit records show that 26 units have been demolished in residential zones to make way for the new units; additional non-conforming units in commercial and industrial zones will be replaced through time with conforming uses. Given the limited availability of land for new construction, property owners have found greater land use efficiency in removing individual single-family units and building a total of three to four units on a parcel. The tear-down and replacement activity resulted in a net increase of 65 units in the City's residential areas from 1991 to early 1993. Applying this rate of recycling activity to the remainder of the original Element cycle (January 1993 to July 1994), an additional 20 units was anticipated. Further extrapolating this rate of recycling to the remainder of extended Housing Element cycle through July 1998, a total of 72 units was anticipated. This building rate significantly outpaced the annual average between 1983 and 1987.

Between January 1998 and December 2000, a total of 15 new units were developed in Maywood, translating to five units built per year. Assuming that approximately five units will be developed per year between January 2001 and July 2005, a total of 23 new units is anticipated to be developed as indicated in Table 3-9. The City expects that new unit construction will continue to increase for the following reasons: 1) demand for housing is high; 2) additional capacity exists on R-3 zoned lots Citywide for increased densities and the City will encourage consolidation of individual parcels to maximize unit potential; 3) the RS (Residential Specialty) zone allows densities of up to 48 units per acre; and 4) the residential mixed-use overlay provides for high density housing along targeted portions of the City's commercial corridors.

Exhibit 3-1 identifies sites in Maywood where recycling activity occurred between February 1991 and early 1993 and indicates opportunity sites for new housing construction; no vacant R-3 land remains in the City with the exception of parcels within

R-S designated areas. The City anticipates that recycling will continue throughout the Maywood in the R-3 zone at the initiative of individual property owners. General Plan policy allows for construction of up to 8,220 units in the R-3 zone at maximum build out, although as discussed above, fewer actual units will result due to the existence of irregularly shaped lots and similar physical constraints. The City will encourage consolidation of individual lots to maximize the development potential on residential properties.

Residential Specialty

A major opportunity for high density housing is provided through the Residential Specialty Overlay. Target sites are permitted at densities of up to 48 du/acre for senior housing, or non-senior affordable housing subject to planned development standards and procedures. The planned development process is not meant to constrain the production of housing, but rather to ensure compatibility with surrounding uses and provide flexibility in development standards. The R-S Overlay was applied to the Maywood Manor project, and represents the first multi-family infill project in the City on a commercial thoroughfare.

When the City adopted the previous Housing Element in 1993, a total of 7.2 acres (in addition to Maywood Manor) were designated with the R-S overlay (refer to Exhibit 3-1). In April 1996, the City Council expanded the R-S overlay to include six contiguous parcels totaling 1.6 acres on the 4400 block of 57th and 58th streets; one of these parcels was developed with a four-unit affordable homeownership project for moderate-income households (completed in March 1999), and the remaining five parcels contain older, mostly dilapidated single and multi-family units suitable for redevelopment.

The City Council recently re-designated 1 acre of previously designated R-S on Atlantic Boulevard at the entrance to the City back to Commercial use. Upon further evaluation, the Council decided that this site is better suited for commercial use as it is along a high speed thoroughfare where the 710 Freeway exits into the City. Accounting for this redesignation, a total of 8.3 acres of R-S will be available for future development. Assuming an overall average density of 35 du/acre, 290 units could be expected on R-S properties, reflected in the City residential site inventory in Table 3-9.

It is important to note that the information contained in this report is confidential and should not be disclosed to the public. The information is provided for your use only and is not to be used for any other purpose. The information is provided for your use only and is not to be used for any other purpose. The information is provided for your use only and is not to be used for any other purpose.

Confidentiality

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**TABLE 3-9
RESIDENTIAL DEVELOPMENT POTENTIAL**

Residential Land Use	Expected Recycling Activity 1/01-7/05	Housing Opportunity		Unit Totals
		Acres	Pot'l DU's	
Residential (R-3, 20 du/acre)	23	--	--	23
Residential Speciality (R-S, 48 du/acre)	--	8.3 ⁽¹⁾	290	290
Residential Mixed Use (48 du/acre)	--	4.5 ⁽²⁾	150	150
TOTAL	23	12.2	440	463

- 1) Assumes overall average density of 35 du/acre.
- 2) Assumes 15% of total mixed use target area acreage developed with multi-family infill at average densities of 35 du/acre.

REPORT OF THE BOARD OF DIRECTORS FOR THE YEAR 2010

Item	Financial Information		Notes	Other Information
	Revenue	Expenses		
1	100	50		
2	200	100		
3	300	150		
4	400	200		
5	500	250		
6	600	300		
7	700	350		
8	800	400		
9	900	450		
10	1000	500		

The following table shows the results of the company's operations for the year 2010. The revenue was 1000 and the expenses were 500. The net income was 500. The company's assets were 1000 and the liabilities were 500. The equity was 500. The company's cash and cash equivalents were 1000. The company's accounts receivable were 500. The company's inventory was 500. The company's property, plant, and equipment were 1000. The company's intangible assets were 500. The company's other assets were 500. The company's accounts payable were 500. The company's other liabilities were 500. The company's other equity components were 500.

Residential Mixed-Use

As a means of providing additional sites for multi-family residential, the City has identified target commercial areas in the CM zone along Slauson Avenue and Atlantic Boulevard where multi-family residential infill will be permitted and encouraged. (See Exhibit 3-1.) Integration of higher density housing along these corridors will provide market support for commercial uses and facilitate revitalization of underutilized commercial properties. Similar to the Residential Specialty Overlay, densities of up to 48 units per acre will be permitted subject to planned development standards and procedures.

A total of 30 acres fall within the mixed use target area. Assuming 15 percent of this acreage (4.5 acres) is developed with multi-family infill projects at an overall average density of 35 units/acre, approximately 150 high density units could be anticipated (see Table 3-9).

Redevelopment Target Areas

The Maywood Redevelopment Agency has established three redevelopment project areas, delineated in Exhibit 3-1. The Industrial Redevelopment Area (Project Area I) was established in 1978, and encompasses the City's industrial land uses. In portions of the Project Area (particularly along Maywood Avenue), outdoor industrial activities are located adjacent existing residences and the only buffering is provided by a wall or fence. Due to the incompatibility of housing in the industrial area, when the City amended its Zoning Ordinance in 1967, residential property owners were given 20 years (1987) to conform with the Manufacturing zone requirements which prohibit residential use. The 1996 Non-conforming Use Agreement between the City and property owners in this area extends the time frame for the removal of residential uses in this area to 2003.

The Commercial Redevelopment Project (Project Area II) was adopted in 1982, and encompasses the downtown commercial district in Maywood. The purpose of this Project Area is to facilitate the development of commercial and industrial uses, and to provide for the rehabilitation and/or expansion of existing uses. Much of the Commercial Redevelopment Project Area falls within the area along Slauson and Atlantic Avenues targeted for residential mixed-use (described above).

The City-wide Redevelopment Project (Project Area III) was adopted in 2000 and includes all of Maywood not currently in Project Area I or Project Area II. The general purpose of this Project Area is to do the following: 1) eliminate blighting conditions and prevent the acceleration of blight; and 2) promote the rehabilitation of existing housing units now affordable to persons and families of low- and moderate-income and promote the construction of replacement housing units where existing units cannot feasibly be rehabilitated. Specific objectives of the redevelopment are include the construction of needed public improvements and the provision of financial assistance for new construction and/or rehabilitation.

The Maywood Redevelopment Agency is committed to utilizing its 20 percent set-aside funds generated from the three project areas to expand the supply of affordable housing.

The purpose of this report is to provide an overview of the current state of the research on the effects of the 2014-2015 season on the health and well-being of the population in the United Kingdom. The report will focus on the physical, mental, and social health of the population, and will discuss the impact of the 2014-2015 season on the health and well-being of the population in the United Kingdom. The report will also discuss the impact of the 2014-2015 season on the health and well-being of the population in the United Kingdom.

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Introduction

The purpose of this report is to provide an overview of the current state of the research on the effects of the 2014-2015 season on the health and well-being of the population in the United Kingdom. The report will focus on the physical, mental, and social health of the population, and will discuss the impact of the 2014-2015 season on the health and well-being of the population in the United Kingdom. The report will also discuss the impact of the 2014-2015 season on the health and well-being of the population in the United Kingdom.

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However, to-date limited redevelopment activity has resulted in minimal tax increment contributions to the housing set-aside fund. As of Fiscal Year 2000, the Agency had an unencumbered balance of only \$67,000 in its set-aside account from Project Areas I and II. During the 2000-2005 Housing Element planning period, Project Areas I and II are projected to generate \$200,000 and \$175,000, respectively in housing set-aside funds. The Feasibility Analysis prepared for Project Area III analyzes projected housing set-aside funds under both a 2 percent and 5 percent growth scenario. To be conservative, this analysis uses the 2 percent growth rate, resulting in an estimated \$85,000 to be generated. During the planning period. The combined housing set-aside funds for Project Areas 1, 2, and 3 are projected to total \$460,000 for the 2000-2005 planning period.

Redevelopment set-aside money may be used to assist another higher density project in the RS zone, similar to the 55-unit Maywood Manor senior citizen project constructed in 1990 or the target mixed use areas. The City will actively solicit development proposals for RS-zoned sites by: 1) notifying the property owners of development opportunities; 2) contacting known builders/providers of affordable housing; and 3) informing the local Building Industry Association chapter of site availability.

The site inventory analysis of this Housing Element demonstrates the City's remaining capacity for new residential development. A total of up to 2,000 additional dwelling units can be constructed in Maywood, including the potential for an additional 200 units on vacant sites designated RS Residential Specialty², and 1,800 units that could potentially be built on underused sites. The City will assist in the development of lower and moderate-income affordable housing through Housing Element programs including various incentives to encourage the development of affordable housing.

Through these incentives, Maywood will be able to address its housing needs for very low-, low- and moderate-income households during this Housing Element cycle.

3.5.3 COMPARISON OF SITES WITH RHNA

Residential Development Potential Compared with RHNA

Maywood's regional housing needs have been identified as 239 units for the 2000-2005 period. A total of approximately 2,000 dwelling units can be accommodated in the City, with allowable densities ranging from 20 to 48 du/acre. Table 3-9 presents a more realistic goal for housing construction in the City of 463 units based on historic construction rates, recycling activity, and the availability of land for higher density development.

Providing expanded sites for higher density housing in its commercial areas through use of the R-S and Mixed Use overlay zones, will help the City fulfill its regional housing needs for new construction. In terms of meeting the needs of lower income households,

² No vacant R-3 land remains in the City.

market rate rental housing developed in Maywood provides affordability to low-income households. Rental housing is developed both through recycling by placing additional units on R-3 properties, and through multiple-family infill in non-residential areas on sites designated R-S and Mixed Use. Housing developed on RS sites is limited to seniors, or housing which is affordable and deed restricted for use by very low- and low-income households. Fulfillment of the City's requirement for 46 moderate-income units has been partially met by the four-unit affordable housing project on 58th Street. The City will encourage minimum densities of 35 units/acre on the housing opportunity sites and encourage project developers to coordinate with the Community Development Commission to take advantage of available public funds (particularly the HOME Program and Industry Set-Aside monies) as a means of providing affordability to very low-income households.

3.6 HOUSING PLAN

3.6.1 EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT

State Housing Element law requires communities to assess the achievements under adopted housing programs as part of the five year update to their housing elements. These results should be quantified where possible (e.g. the number of units that were rehabilitated), but may be qualitative where necessary (e.g. mitigation of governmental constraints). These results then need to be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

The Maywood November, 1993 Housing Element contains a series of housing programs with related quantified objectives for the following topic areas: Maintenance of Existing Housing Stock; Assistance with Development of Affordable Housing Stock; Provision of Adequate Sites for Housing; Minimization of Government Constraints; and Promotion of Equal Housing Opportunity. The following section provides a description of each program, reviews the progress in implementation of these programs, the effectiveness of the element, and the continued appropriateness of identified programs. The results of this analysis will provide the basis for developing the comprehensive housing program strategy presented in the final section of this Housing Element.

Programs to Maintain Existing Housing Stock

1. Rental and Owner-Occupied Housing Rehabilitation Program: Maywood uses CDBG funds to finance a program which encourages maintenance and rehabilitation of rental and owner-occupied residential properties. Qualifying property owners may obtain low-interest loans, deferred loans, emergency grants, and beautification grants to fix up their units. This existing program is very popular and has succeeded in improving housing throughout the City.

Maywood has also experienced significant privately-initiated upgrading of its housing stock as homes previously rented by absentee landlords transition to occupancy by owner-occupied families. The City supports unit upgrading being undertaken by these families by allowing for flexible development standards, such as parking variances, to accommodate room additions and second units.

Responsible Agency: Building and Planning Department

Funding: CDBG

Schedule: Ongoing

Previous Accomplishments: The previous goal of the 1993 Housing Element was to assist 20 to 30 units per year (10 rental units and 10 to 20 owner units). Between 1993 and 1997, 62 units were assisted, which exceeded the City's goal for this program. Of

these units, six were substantial rehabilitation, 11 were rehabilitated under the Beautification Program, and 45 units were rehabilitated using emergency grants. Due to inadequate funding, the City has ceased making loans; only emergency grants are offered.

2. Code Enforcement: Maywood maintains a very active code enforcement program geared toward identifying poor living conditions and illegal units. The program operates on a daily reconnaissance and complaint basis. One Community Services Officer works full time in the program. The City's Community Services Officer and Rehabilitation Specialist work closely together to minimize the financial impacts of necessary rehabilitation improvements on lower income property owners.

Responsible Agency: Building and Planning Department; Police Department

Funding: General Fund

Schedule: Ongoing

Previous Accomplishments: In its 1993 Housing Element, the City identified a goal of 30 mailed notices per month for code enforcement personnel. This goal has been met.

In addition, in 1991, the City initiated a Housing Presale Inspection Program. All housing units that are sold in the City must be inspected by a staff person from the Building Department. The purpose of the program is to identify illegal conversions and non-permitted work. If an illegal conversion or non-permitted work is encountered during the inspection, the owner is not required to immediately abate the use, unless it is a threat to health and safety. Rather, the buyer is made aware of the situation, and the property cannot be sold again unless it is brought up to code.

Due to budgetary constraints, as of 1998 the Code Enforcement Officer was reduced to a part-time position only allowing for reaction to complaints. The City is hoping to change to position back to full-time enabling a pro-active approach to code enforcement once again.

3. Conservation of Affordable Units: Only one assisted housing project exists in Maywood, the 55-unit Section 202/8 Maywood Manor on Slauson Avenue. Maywood Manor provides housing for senior citizens. The facility is operated by a non-profit organization, Cooperative Services. The apartments were constructed in 1990 with a combination of funding sources: a HUD Section 202 loan, CDBG funds, monies from the city's housing set-aside fund, and City redevelopment money. The HUD Section 202 loan is a 40-year loan with no prepayment clauses (due to the non-profit status of Cooperative Services). Thus, the 55 units are not "at risk" of converting to market rate units until the year 2030.

Responsible Agency: Building and Planning Department

Funding: Not applicable

Schedule: Not applicable

Previous Accomplishments: The previous 1993 Housing Element had no programs or goals for addressing units at risk, since such programs or goals were not necessary.

4. Section 8 Housing Assistance: Through the Section 8 rental assistance program, low-income families and the elderly receive rent subsidies. The subsidies allow families to bridge the gap between actual housing costs and the amount a family can afford to pay. Participants may receive Section 8 certificates for housing or vouchers. The vouchers allow a renter to rent housing beyond the federally determined fair market rent in an area, provided the tenant pays the difference. Maywood relies upon the Los Angeles County Community Development Commission (CDC) for administration of the Section 8 program.

Responsible Agency: Los Angeles County CDC

Funding: HUD Section 8

Schedule: Ongoing

Previous Accomplishments: According to CDC staff, a total of 66 Section 8 rental assistance contracts were in use in Maywood as of August 2000. Of these households receiving assistance, 31 are elderly or disabled households, 25 are small families, and 15 are large families (note: these categories are not exclusive).

5. Housing for Large Families: Approximately one-half of the housing units in Maywood are considered overcrowded per Census definition. Because of the city's built-out condition, few opportunities exist for providing quantities of new, larger housing throughout the City. Thus, overcrowding problems can be addressed only through additions to existing structures or construction of additional units on lots with single-family homes.

All residential property in Maywood is zoned for multiple-family use. Thus, many opportunities exist for property owners to construct additional units where lots sizes are sufficient to accommodate the units.

The City recognizes, however, that many cases of overcrowding are created by residents' attempts to reduce housing costs. In many units, several unrelated persons or more than one family live together. Overcrowding is, in part, a function of a family's economic situation as well as the unavailability of larger units.

Responsible Agency: Building and Planning Department

Funding: General Fund/CDBG

Schedule: Ongoing

Previous Accomplishments: Since the 1993 Housing Element, the City has actively encouraged and facilitated the construction of room additions and accessory dwelling units. Since November 1993, a total of 48 one-bedroom, 9 two-bedroom, and 5 family room³ additions have been built. In 1997, the Maywood Redevelopment Agency entered into an Agreement with the developer of a four-unit single-family subdivision to offer

³The City's definition of a family room includes using the room for sleeping, so, in this context, a family room can be counted as a bedroom.

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\$20,000 silent second mortgages for large family households earning up to 110% of County median income. These four units were completed in March 1999.

Programs to Assist in Developing Affordable Housing

6. Pursue Federal, State, and Local Affordable Housing Funding Sources:

Successful implementation of Housing Element programs in Maywood, and programs for new construction in particular, will depend on a variety of State, Federal and local funding sources. Maywood is a participating city in the Los Angeles Urban County Program through which it currently receives CDBG funds via the County Community Development Commission (CDC). CDBG funds will continue to be used to fund the City's residential rehabilitation programs.

The federal HOME program represents a major new source of funds available to jurisdictions to assist either affordable rental or home ownership housing through acquisition, construction, reconstruction, and/or rehabilitation. The County CDC funds its Affordable Housing Program with HOME monies to "provide financial and technical assistance to acquire sites and develop affordable housing or mixed use projects through the provision of gap financing and other relevant subsidies." In addition, the County offers the Affordable Homeownership Program and Rental Rehabilitation Loan Program.

The City of Industry Redevelopment Set-Aside Fund is a significant new source of funds which became available in early 1998 to jurisdictions located within a 15 mile radius of the corporate limits of the City of Industry, including Maywood. Under SB 1718, the Redevelopment Agency of the City of Industry has been setting aside its 20% tax increment housing fund monies into a special account to be administered by the County Community Development Commission. The Housing Fund can be used to produce and preserve affordable housing for low-income households, and to provide housing for special needs households. The County CDC expects to issue another NOFA in November 2000.

Responsible Agency: Los Angeles County CDC

Funding: CDBG, HOME

Schedule: Ongoing

Previous Accomplishments: Because of staff shortages, the City has not pursued other funding sources. Opportunities to obtain HOME funds and Industry Set-Aside funds from the Los Angeles County CDC will be explored over the next five years.

7. Density Bonuses: State law provides a framework for density bonuses by requiring cities to grant developers a minimum 25 percent density bonus above standard zoning ordinance limits if the developer provides at least 20 percent of the units for low-income households, 10 percent for very low-income households, or at least 50 percent for senior citizens. In addition to the density bonus, at least one other regulatory concession must be granted by the City. The City will adopt a density bonus ordinance consistent with State law.

1. The first step in the process of the development of a new product is the identification of a market need. This is done by conducting market research and analyzing the results.

2. The second step is the development of a concept. This involves creating a detailed description of the product and its features.

3. The third step is the development of a prototype. This is a physical model of the product that is used to test the concept and to gather feedback from potential customers. The prototype is usually made of a material that is easy to work with, such as wood or plastic.

4. The fourth step is the development of a business plan. This is a document that outlines the financial and marketing aspects of the product. It includes information about the costs of production, the price of the product, and the strategies for promoting and selling the product.

5. The fifth step is the production of the product. This involves manufacturing the product in a factory or workshop. The production process is usually overseen by a manager who ensures that the product is made to the required standards and that the production schedule is followed.

6. The sixth step is the distribution of the product. This involves getting the product into the hands of the customers. This can be done through a variety of channels, such as direct sales, retail stores, or online sales.

7. The seventh step is the evaluation of the product. This involves assessing the success of the product and identifying areas for improvement. This is done by analyzing sales data, customer feedback, and other relevant information. The results of the evaluation are used to make decisions about whether to continue with the product or to make changes to it.

Responsible Agency: Building and Planning Department
Funding: General Fund
Schedule: Adopt ordinance in 1995

Previous Accomplishments: The City adopted a density bonus ordinance in 1995.

Provision of Adequate Sites for Housing

8. General Plan Policy: In 1989, Maywood completed a comprehensive revision of its General Plan. In recognition of the need to meet the housing demands of a growing population, the City opted to retain a multiple-family land use designation (corresponding R-3 zoning) on all residential parcels in Maywood, even in those neighborhoods with a preponderance of single-family housing. This land use category provides all residential property owners with the opportunity to increase the number of units on a single lot, provided the lot meets minimum size and dimension requirements.

As discussed above, the Land Use Element allows for theoretical build-out capacity of approximately 8,600 dwelling units, although the actual number may be less due to irregular lot sizes and other physical constraints. The City will encourage the consolidation of individual lots to maximize the residential development potential on residential properties. In addition, the RS zone and mixed use target areas (described below) allow for development at increased densities in areas currently developed with industrial and commercial businesses and low-density residential uses. Land use policy provides adequate land for Maywood to meet its RHNA.

Responsible Agency: Building and Planning Department
Funding: General Fund
Schedule: Ongoing

Previous Accomplishments: General plan policy allows multiple-family housing on all residential lots at up to 20 units per acre. Between November 1993 and April 1996, Maywood gained a net total of 25 units. In April 1996, the City Council expanded the R-S overlay to include six contiguous parcels totaling 1.6 acres on the 4400 block of 57th and 58th streets. One of these parcels was developed with a four-unit affordable homeownership project completed in 2000 for moderate-income households. The City provided assistance by offering up to \$20,000 per household for silent second mortgages.

9. Multiple-Family Housing Construction in the RS Zone and in Mixed Use Target Areas: General plan policy and zoning regulations allow for up to 48 units per acre to be constructed for senior citizens on properties zoned RS (Residential Specialty). Modified development regulations, including reduced parking standards, are provided for to further reduce development costs. Non-senior affordable housing will be processed as permitted uses, and will be subject to Planned Development standards and procedures as defined in the City's Zoning Ordinance. The Ordinance establishes minimum PD standards, including height, density, and compatibility criteria, as well as establish the administrative procedures for PD approval which will be under the responsibility of the

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Planning Commission. The Planned Development process is not meant to constrain the production of multiple-housing, but rather to ensure compatibility with surrounding uses and provide flexibility in development standards.

To encourage affordable housing projects in the RS zone and in Mixed Use areas, the City will notify the property owners of the development opportunities in this zone, will contact known affordable housing builders and sponsors, and will advertise the development opportunities in local BIA chapter and other relevant publications.

Responsible Agency: Building and Planning Department

Funding: General Fund

Schedule: Ongoing

Previous Accomplishments: The RS zone and Mixed Use Target areas provisions were incorporated into the Zoning Ordinance in 1995. In 1997, the City added another 1.6 acres to the RS zone to accommodate a four-unit affordable homeownership project. However, in 2000 an area comprised of approximately 1 acre located near the northern section of the City has been re-zoned from RS to CM or commercial uses.

10. Shelters for Homeless and Transitional Housing: Currently, the City contains no emergency shelters or transitional housing. The Maywood Police Department has noted few homeless persons living in the City. While apparent transients can be observed in the City's parks during the day, many of these individuals have permanent housing to return to in the evenings. No churches or other organizations in Maywood are known to operate soup kitchens or to provide other services catering to the homeless population. The November, 1993 Housing Element provided a program to amend the Zoning Ordinance to provide for emergency shelters and transitional housing.

Responsible Agency: Building and Planning Department

Funding: General Fund

Schedule: Amend Zoning Ordinance in 1995

Previous Accomplishments: The City amended its Zoning Ordinance in 1995 to include provisions to permit shelters and transitional housing in the CM zone, subject to a Conditional Use Permit. To date, the City has not received any applications to build emergency shelters or transitional housing.

11. Granny Flats: In 1983, the City amended its zoning ordinance to include provisions for accessory senior citizen housing, or so-called "granny flats." These provisions allow an accessory dwelling unit to be constructed on lots which have a minimum 50-foot width. The granny flat must be attached to the primary unit and must be occupied by no more than two persons 60 years of age or older. If rent is charged, rent levels are restricted to 25 percent of the occupant's monthly income or 25 percent of the HUD Section 8 Lower Income Limits, whichever is less.

In addition to "granny flats", the City's R-3 zoning on single-family lots provides for additional units to be constructed to the rear of the primary structure.

Through the use of the "Theoretical Framework" section, the author is able to provide a clear and concise overview of the research problem and the theoretical framework that guides the study.

The author also provides a clear and concise overview of the research problem and the theoretical framework that guides the study. The author also provides a clear and concise overview of the research problem and the theoretical framework that guides the study.

Research Design and Methodology

Research Design

Research Design

The research design is a critical component of any study, as it determines the validity and reliability of the findings. In this study, the author has chosen a quantitative research design, which allows for the collection of numerical data that can be analyzed statistically.

The author also provides a clear and concise overview of the research problem and the theoretical framework that guides the study. The author also provides a clear and concise overview of the research problem and the theoretical framework that guides the study. The author also provides a clear and concise overview of the research problem and the theoretical framework that guides the study.

Results and Discussion

Results

Results

The results of the study are presented in a clear and concise manner, allowing the reader to understand the findings and their implications. The author also provides a clear and concise overview of the research problem and the theoretical framework that guides the study.

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Responsible Agency: Building and Planning Department
Funding: General Fund
Schedule: Ongoing

Previous Accomplishments: No granny flat units have been constructed in Maywood to date.

Programs to Minimize Government Constraints

12. Amend Zoning Ordinance to Provide Flexible Development Standards: The City's zoning ordinance did not specify regulations to allow relaxation of development standards, although as a matter of course the Planning Commission and City Council provide flexibility in interpreting standards to allow property owners to maximize the number of units on a given parcel. Flexible standards which permit zero-lot line development, reduced parking and setbacks, or other similar concessions can increase densities, reducing housing costs within such a development. The City will amend its zoning ordinance to include language which allows for relaxation of standards at the discretion of the City and also specifies Planned Development (PD) regulations. The (PD) regulations will establish more flexible development standards than those provided for the R-3 zone, in exchange for affordable housing.

Responsible Agency: Building and Planning Department
Funding: General Fund
Schedule: Amend Zoning Ordinance by 1995

Previous Accomplishments: The Zoning Ordinance was amended in 1995 to incorporate standards for planned developments, and to establish regulations for very low- and low-income housing development.

13. Fast-Track Processing for Affordable Housing: All residential development proposals, except single-family homes on previously subdivided lots, must undergo Site Plan Review and Design Review. These processes do not overly delay project consideration and final action. However, for projects proposing low- and moderate-income housing, the City will use a fast-track process that allows such development proposals to proceed to responsible hearing bodies faster than the maximum time periods specified in the zoning ordinance, provided such review is consistent with CEQA requirements for noticing and hearing.

Responsible Agency: Building and Planning Department
Funding: General Fund
Schedule: Amend Processing Procedures by 1995

Previous Accomplishments: Processing times for affordable housing projects were amended so that the projects could be processed within 45 days of the date that an application has been deemed complete.

14. Reduced Development Fees for Affordable Housing: Table 3-2 shows that Maywood's fees for processing development applications are relatively low. Nonetheless, the City will reduce or waive development fees for projects proposing affordable housing as a means of further reducing development costs.

Responsible Agency: Building and Planning Department

Funding: General Fund

Schedule: Amend fee schedule by 1995

Previous Accomplishments: The City began implementing fee reductions and waivers for affordable housing projects in 1995.

Promote Equal Housing Opportunity

15. Promote Equal Housing Opportunity: Maywood works with the Long Beach Fair Housing Council to resolve disputes concerning housing discrimination and to educate residents and property owner regarding laws relating to equal housing opportunities. Maywood will continue to use the Long Beach Fair Housing Council for referral assistance and education programs.

Responsible Agency: Long Beach Fair Housing Council

Funding: CDBG

Schedule: Ongoing

Previous Accomplishments: On average, the City refers 100 to 150 cases per year to the Fair Housing Council.

16. Residential Displacement Program: The City's 1966 Zoning Ordinance requires the removal of residential uses in the industrial portion of the City (generally west of Maywood Avenue). Existing housing in this area is under-maintained and often substandard with inadequate ventilation, and lacks any yards or safe open space areas for children to play. Residential property owners were given 20 years (i.e., until 1986) to conform with the manufacturing zone requirements and vacate residential uses. In November 1996, a Non-Conforming Use Agreement was entered into with all but one of the property owners, extending the time frame for removal of the remaining residential uses to November 2003.

Responsible Agency: Building and Planning Department

Funding: General Fund

Schedule: Ongoing

Previous Accomplishments: As a means of addressing the displacement impacts to remaining residents in this area, the City incorporated extensive tenant noticing requirements in the Non-Conforming Use Agreement. This included providing tenants a written notice of the termination of residential use one year in advance of the November 2003 date, and notifying any new tenants renting units in the last year both orally and in

1. The first objective of the study is to determine the extent to which the respondents are aware of the importance of the study.

2. The second objective is to determine the extent to which the respondents are aware of the importance of the study.

3. The third objective is to determine the extent to which the respondents are aware of the importance of the study.

4. The fourth objective is to determine the extent to which the respondents are aware of the importance of the study.

5. The fifth objective is to determine the extent to which the respondents are aware of the importance of the study.

6. The sixth objective is to determine the extent to which the respondents are aware of the importance of the study.

7. The seventh objective is to determine the extent to which the respondents are aware of the importance of the study.

8. The eighth objective is to determine the extent to which the respondents are aware of the importance of the study.

9. The ninth objective is to determine the extent to which the respondents are aware of the importance of the study.

10. The tenth objective is to determine the extent to which the respondents are aware of the importance of the study.

writing of the termination date prior to renting the unit. The County Community Development Commission and Department of Public Works administer a Displacement Program to assist lower income households displaced due to the demolition of deteriorated or substandard structures. HOME funds are provided to displaced households to assist in relocation expenses. The City of Maywood coordinates with the CDC to pursue assistance for lower income households residing in substandard conditions to be displaced in the near future.

Summary of Appropriateness of 1993 Housing Element Programs

The Element's overall intent of providing for housing maintenance, rehabilitation, construction, and conservation remain highly appropriate for the current Housing Element. The City will continue all ongoing programs and activities identified in the 1993 Housing Element.

3.6.2 DESCRIPTION OF HOUSING PROGRAMS

This section describes the existing housing programs Maywood will continue and new programs the City will undertake toward meeting the housing needs of all residents during the housing element planning period. On the following pages, each program is described, and the program goals for the planning period are presented. This information is summarized in matrix form in Table 3-10 at the end of this element. Table 3-11 quantifies the city's housing goals by income group.

The City has access to two primary sources of funds: Community Development Block Grants and Redevelopment Housing Set-Aside Funds. First, the City receives through the Los Angeles County Community Development Commission approximately \$750,000 on an annual basis. Second, Maywood has adopted three Redevelopment Project Areas, and as described previously under Section 3.5.2, the Agency anticipates contributing approximately \$460,000 to the housing set-aside fund during the five-year planning period. In addition to CDBG and Housing Set-Aside Funds, the City also has access to outside sources of state and regional housing funds to implement housing programs described under Program #6.

Programs to Maintain Existing Housing Stock

- 1. Rental and Owner-Occupied Housing Rehabilitation Program:** Maywood uses CDBG funds to finance a program which provides emergency funds to rental and owner-occupied residential properties. Qualifying property owners may obtain emergency grants to address items such as plumbing, electrical, and roof repair. This existing program is very popular and has succeeded in improving housing throughout the City.

Maywood has also experienced significant privately-initiated upgrading of its housing stock as homes previously rented by absentee landlords transition to

occupancy by owner-occupied families. The City supports unit upgrading being undertaken by these families by allowing for flexible development standards, such as parking variances, to accommodate room additions and second units.

Program Goals: The City's goal will be to assist between 7 and 10 units via \$5,000 maximum grants. Thus, between 35 and 50 units will be rehabilitated using CDBG funds. The City will promote program availability through advertisements in the quarterly City newsletter, flyers delivered to qualifying residents, and hand-outs at City Hall, the Community Center, and library. The City will also inform residents and homeowners of the program through its code enforcement activities. In addition, the City's goal is to re-initiate the loan component of this program by 2003 to provide for more substantive repairs and room additions.

2. **Code Enforcement:** Maywood currently maintains a code enforcement program geared toward responding to poor living conditions complaints. One code enforcement officer works part-time on the program, and Community Service Officers assist the Code Enforcement Officer. The City's code enforcement officer and rehabilitation specialist work closely together to minimize the financial impacts of necessary rehabilitation improvements on lower income property owners. In 1991, the City also initiated a Residential Presale Inspection Program. Through this program, City Building Department staff inspect every home in Maywood that is sold, providing the City a way to track illegal conversions and other non-permitted building work.

Program Goals: The City hopes to make funds available to hire a full-time Code Enforcement Officer to raise the current level of code enforcement from reactionary to pro-active. The City will work with property owners to bring illegal units up to code if possible. In the course of code enforcement efforts, the City will continue to inform property owners of CDBG program funds available for unit rehabilitation. City staff will closely coordinate its code enforcement, plan processing, housing preservation and rehabilitation efforts.

3. **Conservation of Affordable Units:** Only one assisted rental housing project exists in Maywood, the 55-unit Section 202/8 Maywood Manor on Slauson Avenue. Maywood Manor provides housing for senior citizens. The facility is operated by a non-profit organization, Cooperative Services. The apartments were constructed in 1990 with a combination of funding sources: a HUD Section 202 loan, CDBG funds and monies from the City's redevelopment housing set-aside fund. The HUD Section 202 loan is a 40-year loan with no pre-payment clauses (due to non-profit status of Cooperative Services). Thus, the 55 units are not "at risk" of converting to market rate units until the year 2030.

Program Goals: Maywood Manor units are not at risk of converting to market rate units due the 40-year mortgage with no prepayment clause. Also, the ownership by a non-profit organization ensures the long-term affordability of these 55 residences.

4. **Section 8 Housing Assistance:** Through the Section 8 rental assistance program, low-income families, the elderly and the disabled receive rent subsidies. The subsidies allow families to bridge the gap between actual housing costs and the amount a family can afford to pay. Participants may receive Section 8 certificates for housing or vouchers. The vouchers allow a renter to rent housing beyond the federally-determined fair market rent in an area, provided the tenant pays the difference. Maywood relies upon the Los Angeles County CDC for administration of the Section 8 program.

Program Goals: Maywood expects that an average of 70 to 75 families per year will participate in the Section 8 program. The City will continue to direct eligible very low-income households to the CDC for rental assistance. Displaced households and those spending more than 50% of their income on rent will be eligible for priority status.

5. **Housing for Large Families:** Approximately one-half of the housing units in Maywood are considered overcrowded. Because of the City's built-out condition, few opportunities exist for providing quantities of new, larger housing throughout the City. Thus, overcrowding problems can be addressed only through additions to existing structures or construction of additional units on lots with single-family homes.

All residential property in Maywood is zoned for multiple-family use. Thus, many opportunities exist for property owners to construct additional units where lots sizes are sufficient to accommodate the units.

The City recognizes, however, that many cases of overcrowding are created by residents' attempts to reduce housing costs. In many units, several unrelated persons or more than one family live together. Overcrowding is, in part, a function of a family's economic situation and not so much due to the unavailability of larger units.

Program Goals: Maywood will actively continue to encourage construction of room additions and accessory dwelling units on lots large enough to accommodate such construction, and will provide flexible development standards (such as reduced parking) to facilitate additions. The City's rehabilitation program was trimmed back due to funding allowing only for emergency grants. Given the new City-wide Redevelopment Project Area and the increase in housing set-aside funds anticipated to be generated, the City will re-establish the loan program which provides for room additions by 2003.

The City will also encourage the development of affordable units with three or more bedrooms in the RS zone. The City recently assisted in the development of 4 large family affordable units.

In the course of code enforcement activities, code enforcement officers identifying overcrowded units will inform property owners of opportunities available for unit

Section 1: Planning and Design. This section covers the initial stages of the project, including the identification of the problem, the selection of the research method, and the design of the study. It also includes a discussion of the ethical considerations that must be taken into account when conducting research on human subjects.

Section 2: Data Collection. This section describes the methods used to collect data for the study. It includes a discussion of the selection of the sample, the use of questionnaires, interviews, and observations, and the procedures for ensuring the reliability and validity of the data.

Section 3: Data Analysis. This section describes the methods used to analyze the data collected. It includes a discussion of the statistical methods used, the interpretation of the results, and the conclusions drawn from the analysis.

Section 4: Conclusions and Recommendations. This section provides a summary of the findings of the study and offers recommendations for future research and practice. It also includes a discussion of the limitations of the study and the implications of the findings.

Section 5: References. This section lists the sources of information used in the study, including books, articles, and other documents. It is formatted according to the standards of the American Psychological Association (APA).

Section 6: Appendix. This section contains supplementary material that is not included in the main body of the text. It includes a list of the questionnaires used in the study, a copy of the interview schedule, and a copy of the observation schedule.

Section 7: Glossary. This section provides definitions for the key terms used in the study. It is intended to help readers understand the meaning of the terms and to ensure consistency in the use of the terms throughout the document.

Section 8: Index. This section provides a list of the topics covered in the study, along with the page numbers where each topic is discussed. It is intended to help readers find the information they need quickly and easily.

expansion or construction of additional units, including available funding sources. In addition to direct marketing the program via code enforcement officers, the City will publish article in the quarterly City newsletter and distribute brochures at City Hall, the library, and Community Center. Proposed additions and new units will be approved, provided all applicable zoning regulations are met. Current zoning regulations allow up to 20 units per acre in the R-3 zone and up to 48 units per acre in the RS zone and in commercial areas targeted for multiple-family infill. If tenants are displaced in the course of code enforcement activities, code enforcement officers will inform displaced tenants of the Section 8 program for housing assistance. Displaced tenants will receive placement priority per Section 8 regulations.

Programs to Assist in Developing Affordable Housing

6. **Pursue Federal and State Affordable Housing Funding Sources:** Successful implementation of Housing Element programs in Maywood, and programs for new construction in particular, will depend on a variety of State, Federal and local funding sources. Maywood is a participating city in the Los Angeles Urban County Program through which it currently receives CDBG funds via the County Community Development Commission (CDC). CDBG funds will continue to be used to fund the City's residential rehabilitation programs.

The federal HOME program represents a second source of funds available to Maywood to assist either affordable rental or homeownership housing through acquisition, construction, reconstruction, and/or rehabilitation. The County CDC funds its Affordable Housing Program with HOME monies to "provide financial and technical assistance to acquire sites and develop affordable housing or mixed use projects through the provision of gap financing and other relevant subsidies." In addition, the County offers the Affordable Homeownership Program and Rental Rehabilitation Loan Program.

The City of Industry Redevelopment Set-Aside Fund is a significant new source of funds which became available in early 1998 to jurisdictions located within a 15 mile radius of the corporate limits of the City of Industry, including Maywood. Under SB 1718, the Redevelopment Agency of the City of Industry has been setting aside its 20% tax increment housing fund monies into a special account to be administered by the County Community Development Commission. The Housing Fund can be used to produce and preserve affordable housing for low-income households, and to provide housing for special needs households.

Another major new source of funds is a result of California Governor Gray Davis signing the largest housing budget in State history during the summer of 2000, making available approximately \$500 million for affordable housing and related activities. The most substantially funded programs which the City may qualify for include (but are not limited to) the following: Rental Housing (\$177 million), Community Amenities/Development Incentives (\$110 million), Ownership

Housing (\$100 million), Emergency Housing Assistance (\$32 million), and Supportive Housing for Minors Leaving Foster Care (\$25 million).

Program Goals: Inform RS property owners and prospective affordable housing developers of available funding through funding sources described above, and assist as necessary in submitting proposals to State HCD and County CDC, including a letter in support of the application and potential local matching funds. Maintain contact with CDC staff and utilize the State HCD website to keep informed of available funding.

7. **General Plan Policy:** In 1990, Maywood completed a comprehensive revision of its General Plan. In recognition of the need to meet the housing demands of a growing population, the City opted to retain a multiple-family land use designation (corresponding R-3 zoning) on all residential parcels in Maywood, even in those neighborhoods with a preponderance of single-family housing. This land use category provides all residential property owners with the opportunity to increase the number of units on a single lot, provided the lot meets minimum size and dimension requirements.

As discussed above, the Land Use Element and Land Use Policy Map allow for theoretical build-out capacity of approximately 8,600 dwelling units, although the actual number may be less due to irregular lot sizes and other physical constraints. The City will encourage the consolidation of individual lots to maximize the residential development potential on residential properties. In addition, the new RS zone and mixed use target areas (described below) allow for development at increased densities in areas currently developed with industrial and commercial businesses and low-density residential uses. Land use policy provides adequate land for Maywood to meet its RHNA.

Program Goals: Maywood will maintain existing land use policy to allow property owners to increase the number of dwelling units on individual R-3 lots and will encourage lot consolidation by providing flexibility in development standards (i.e., parking requirements). Proposals to rezone R-3 properties to RS are to be considered favorably as appropriate.

8. **Multiple-family Housing Construction in the RS Zone and in Mixed Use Target Areas:** As described above, general plan policy and zoning regulations allow for up to 48 units per acre to be constructed for senior citizens on properties zoned RS (Residential Specialty). Modified development regulations, including reduced parking standards, are provided for to further reduce development costs. Non-senior affordable housing will be processed as permitted uses, and will be subject to Planned Unit Development (PUD) standards and procedures to be defined in the City's Zoning Code. The Zoning Code establishes PUD guidelines regarding including height, parking, setbacks and compatibility, as well as the administrative procedures for PUD approval which is under the responsibility of the Planning Commission. The Planned Unit Development process is not meant to constrain the production of multiple-family housing, but rather to ensure

It is a well-known fact that the medical profession has been the subject of much criticism and attack in recent years. This criticism has been based upon many different grounds, and it is the purpose of this paper to discuss some of the more important of these grounds. The first ground upon which the medical profession has been criticized is its expense. It is claimed that the cost of medical care is too high, and that the medical profession is responsible for this. The second ground is the question of the quality of medical care. It is claimed that the medical profession is not doing its best, and that the quality of medical care is poor. The third ground is the question of the ethics of the medical profession. It is claimed that the medical profession is not always acting in the best interests of its patients, and that it is sometimes engaged in unethical practices.

The first ground upon which the medical profession has been criticized is its expense. It is claimed that the cost of medical care is too high, and that the medical profession is responsible for this. There are many reasons why the cost of medical care is so high. One reason is the expense of the medical education of the physician. Another reason is the expense of the medical equipment and supplies. A third reason is the expense of the medical services themselves. The medical profession has been criticized for its expense, but it is important to remember that the medical profession is not the only one responsible for the cost of medical care. The patient himself is also responsible for the cost of medical care, and the government is also responsible for the cost of medical care. The medical profession is only one of the many factors that enter into the cost of medical care.

The second ground upon which the medical profession has been criticized is the question of the quality of medical care. It is claimed that the medical profession is not doing its best, and that the quality of medical care is poor. There are many reasons why the quality of medical care is so poor. One reason is the lack of proper medical education. Another reason is the lack of proper medical supervision. A third reason is the lack of proper medical facilities. The medical profession has been criticized for its quality of medical care, but it is important to remember that the medical profession is not the only one responsible for the quality of medical care. The patient himself is also responsible for the quality of medical care, and the government is also responsible for the quality of medical care. The medical profession is only one of the many factors that enter into the quality of medical care.

The third ground upon which the medical profession has been criticized is the question of the ethics of the medical profession. It is claimed that the medical profession is not always acting in the best interests of its patients, and that it is sometimes engaged in unethical practices. There are many reasons why the medical profession is not always acting in the best interests of its patients. One reason is the lack of proper medical ethics. Another reason is the lack of proper medical supervision. A third reason is the lack of proper medical facilities. The medical profession has been criticized for its ethics, but it is important to remember that the medical profession is not the only one responsible for the ethics of medical care. The patient himself is also responsible for the ethics of medical care, and the government is also responsible for the ethics of medical care. The medical profession is only one of the many factors that enter into the ethics of medical care.

The medical profession has been criticized for its expense, its quality of medical care, and its ethics. It is important to remember that the medical profession is not the only one responsible for these things. The patient himself is also responsible for these things, and the government is also responsible for these things. The medical profession is only one of the many factors that enter into these things. It is the purpose of this paper to discuss some of the more important of these grounds, and to show that the medical profession is not the only one responsible for these things. The medical profession is only one of the many factors that enter into the cost of medical care, the quality of medical care, and the ethics of medical care. It is the purpose of this paper to discuss some of the more important of these grounds, and to show that the medical profession is not the only one responsible for these things.

compatibility with surrounding uses and provide flexibility in development standards. For example, the PUD process was successfully used for a four-unit affordable homeownership project completed in 2000 for moderate-income households.

Program Goals: To encourage affordable housing projects in the RS zone and in Mixed Use areas, the City will notify the property owners of the development opportunities in this zone as well as available funding sources, will contact known affordable housing builders and sponsors, and will advertise the development opportunities in local BIA chapter and other relevant publications.

9. **Shelters for Homeless and Transitional Housing:** Currently the City contains no emergency shelters or transitional housing. No churches or other organizations in Maywood are known to operate soup kitchens or to provide other services catering to the homeless population. The City's zoning ordinance was amended in 1995 to add specific provisions for shelters and transitional housing in the C and CM zones, subject to the issuance of a conditional use permit. The Planning Commission uses the CUP process to ensure the long-term compatibility of emergency shelters and transitional housing with the surrounding neighborhood and does not use the process to constrain their establishment. Conditions of approval for emergency shelters consist of the following: a) a management plan, b) 30 or fewer beds, c) one parking space per employee, and d) operation in a manner that does not disturb adjacent uses. Conditions for transitional housing include the following: a) a management plan, b) conformance with regulations applicable to the zoning district in which it is located, c) in single-family residences, the number of beds is limited to an average of three per bedroom, d) one parking space per employee and one space per four beds, and e) operation in a manner that does not disturb adjacent uses.

Program Goals: Maywood will continue to keep in place provisions which allow emergency shelters and transitional housing with a Conditional Use Permit in the City's commercial zones.

10. **Granny Flats:** In 1983, the City amended its zoning ordinance to include provisions for accessory senior citizen housing, or so-called "granny flats." These provisions allow an accessory dwelling unit to be constructed on lots which have a minimum 50-foot width. The granny flat must be attached to the primary unit and must be occupied by no more than two persons 60 years of age or older. If rent is charged, rent levels are restricted to 25 percent of monthly income or 25 percent of the HUD Section 8 Lower Income Limits, whichever is less.

In addition to "granny flats", the City's R-3 zoning on single-family lots provides for additional units to be constructed to the rear of the primary structure.

Program Goals: Maywood will continue to keep in place provisions which permit granny flat housing. The City will revisit the Granny Flat Ordinance and make appropriate revisions to ensure consistency with current State law.

Residents will be informed of the program through code enforcement activities and information available at City Hall.

11. Home Ownership Assistance Programs

- 11.a Lease-to-Own Program:** The City of Maywood recently entered into an agreement with the California Cities Home Ownership Authority (CCHOA), a joint powers authority, to initiate participation in the Lease-to-Own Program. This program promotes affordable home ownership opportunities for low- and moderate-income households earning up to 140 percent of the Median Family Income (MFI). Over 20 cities Statewide are currently participants in the program. This program is financed through tax-exempt bond issues and private long-term mortgage financing.

Under the Lease-Purchase Program, the lease-purchasers must contribute the first month's rent plus an initial fee equal to 1% of a home's purchase price. The joint powers authority will put 3% down on each home. The lease-purchasers will then make monthly payments roughly equivalent to mortgage payments. After three years of leasing the property, the lease-purchasers will then make monthly payments roughly equivalent to mortgage payments. After three years of leasing the property, the lease-purchasers can purchase the homes by assuming the mortgages. The joint powers authority will also pay closing costs which will be discounted by the lenders and escrow companies participating in the program.

Program Goals: Provide 4 to 10 loans through the end of this Housing Element cycle. Advertise the availability of this program in the quarterly City newsletter and through distribution of brochures at City Hall, the library, and Community Center.

- 11.b Mortgage Credit Certificate (MCC) Program:** The Mortgage Credit Certificate (MCC) is a way for the City to further leverage homeownership assistance. MCCs are certificates issued to income qualified first time homebuyers authorizing the household to take a credit against federal income taxes of up to 20 percent of the annual mortgage interest paid. The mortgage payments are used to repay the bonds; *there is no City guarantee required*. The County of Los Angeles administers the MCC program on behalf of 30 cities and throughout the unincorporated areas of the County. For a one-time \$2,000 fee and hosting of an annual lender training session, Maywood can become a participating City with the County in implementation of the MCC program.

Program Goals: Establish the City's participation in the County's program by 2001. Advertise the availability of this program in the quarterly City newsletter and through distribution of brochures at City Hall, the library, and Community Center.

- 11.c County Home Ownership Program:** The City is eligible to participate in the County's Home Ownership Program (HOP), which provides assistance to low-

Finally, it is important to the program that the data be accurate and reliable.

2.1. Data Collection and Analysis

The first step in the data collection process is to determine the data that is needed. This is done by identifying the variables that are to be measured and the units in which they are to be measured. The next step is to design the data collection instrument, which is a form or questionnaire that will be used to collect the data. The instrument should be designed so that it is easy to use and that it will collect the data in a way that is consistent and reliable. The final step in the data collection process is to collect the data. This is done by distributing the instrument to the subjects and collecting the responses.

Once the data has been collected, the next step is to analyze it. This is done by organizing the data into a table or spreadsheet and then calculating the means, standard deviations, and other statistics that are needed to describe the data. The results of the analysis are then presented in a report or graph. The report should include a summary of the data, a description of the analysis, and a discussion of the results. The graph should be a clear and concise representation of the data.

There are many different ways to analyze data, and the choice of which method to use depends on the nature of the data and the research question. Some common methods include t-tests, ANOVA, regression analysis, and factor analysis.

2.2. Data Interpretation and Reporting

Once the data has been analyzed, the next step is to interpret the results. This is done by comparing the results to the research question and to the results of other studies. The results should be interpreted in a way that is consistent with the research question and the results of other studies. The final step in the data analysis process is to report the results. This is done by writing a report or giving a presentation that describes the data, the analysis, and the results.

There are many different ways to report data, and the choice of which method to use depends on the nature of the data and the research question. Some common methods include tables, graphs, and text.

2.3. Data Management and Storage

Once the data has been collected, analyzed, and reported, the next step is to manage and store the data. This is done by creating a database or a file system that will store the data in a way that is consistent and reliable.

income, first-time homebuyers. HOP provides loans of up to 25 percent of the initial purchase price. The loans are shared equity loans with no monthly payments and payable upon sale, transfer, or refinance of the home. Under the program, eligible properties include single-family homes and attached or detached condominium units or townhomes. The home/unit must be owner-occupied for the life of the loan, which is 20 years. In addition, the borrower is required to have a minimum of 3 percent of the downpayment and to complete an educational course in homeownership from the lender.

Program Goals: Establish the City's participation in the County's program by 2001. Advertise the availability of this program in the quarterly City newsletter and through distribution of brochures at City Hall, the library, and Community Center.

Promote Equal Housing Opportunity

12. **Promote Equal Housing Opportunity:** Maywood works with the Long Beach Fair Housing Council to resolve disputes concerning housing discrimination and to educate residents and property owners regarding laws relating to equal housing opportunities. Maywood will continue to use the Long Beach Fair Housing Council for referral assistance and education programs. On average, the City refers 100 to 150 cases per year to the Fair Housing Council.

Program Goals: The City will continue its current efforts and cooperative programs. Advertise the availability of this program in the quarterly City newsletter and through distribution of brochures at City Hall, the library, and Community Center.

13. **Residential Displacement Program:** The City's 1966 Zoning Ordinance requires the removal of residential uses in the industrial portion of the City (generally west of Maywood Avenue). Existing housing in this area is under-maintained and often substandard with inadequate ventilation, and lacks any yards or safe open space areas for children to play. Residential property owners were given 20 years (1986) to conform with the manufacturing zone requirements and vacate residential uses. A recent Nonconforming Use Agreement entered into by the City and all but one of the property owners extends the time frame for removal of residential uses to November 2003.

Program Goals: As a means of addressing the displacement impacts to remaining residents in this area, the City incorporated extensive tenant noticing requirements in the Non-Conforming Use Agreement. This included providing tenants a written notice of the termination of residential use one year in advance of the November 2003 date, and notifying any new tenants renting units in the last year both orally and in writing of the termination date prior to renting the unit. The County Community Development Commission and Department of Public Works administer a Displacement Program to assist lower income households

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displaced due to the demolition of deteriorated or substandard structures. HOME funds are provided to displaced households to assist in relocation expenses. The City of Maywood coordinates with the CDC to pursue assistance for lower income households living in substandard conditions to be displaced in the near future.



**TABLE 3-10
HOUSING PROGRAM SUMMARY**

HOUSING PROGRAM	PROGRAM OBJECTIVE	5-YEAR GOAL	FUNDING SOURCE	RESPON-SIBLE AGENCY	TIME FRAME
1. Rental and Owner-Occupied Rehabilitation	Provide emergency housing rehabilitation assistance to low-income households. Re-initiate loan component of this program for substantive repairs and room additions.	7 to 10 units per year for a total of 35 to 50 units	CDBG	Building & Planning Dept., Los Angeles County CDC	Between 2000-2005
2. Code Enforcement	Create safe housing conditions, inform qualifying households of grant program for code compliance.	Identify and facilitate correction of average of 30 violations per month.	City General Fund	Building & Planning Dept.	Ongoing
3. Conservation of Affordable Units	Maintain rent-restricted units for lower income households.	Maintain the 55 units in Maywood Manor as affordable.	None required	Building & Planning Dept.	Ongoing
4. Section 8 Housing Assistance	Provide assistance to qualifying households.	Assist 70 to 75 households annually through Los Angeles County CDC.	CDBG	Building & Planning Dept., Los Angeles County CDC	Ongoing
5. Housing for Large Families	Relieve unit overcrowding through room additions, new construction up to density limits.	Re-establish loan program for room additions by 2003.	CDBG; Redevelopment Set-Aside	Building & Planning Dept., Los Angeles County CDC	<u>2003</u>
6. Pursue Public Funding	Provide financial assistance to affordable housing projects.	Maintain contact with CDC, inform RS property owners/ affordable housing developers of available funds.	Industry Housing Fund; HOME and other funds	Building & Planning Dept., Los Angeles County CDC	Ongoing

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Item	Amount	Category	Source	Destination	Comments
1. Salaries	100,000	Personnel	General Fund	Employees	12 months
2. Benefits	20,000	Personnel	General Fund	Employees	12 months
3. Travel	5,000	Travel	General Fund	Travelers	12 months
4. Office Supplies	10,000	Supplies	General Fund	Office	12 months
5. Maintenance	15,000	Maintenance	General Fund	Facilities	12 months
6. Utilities	12,000	Utilities	General Fund	Facilities	12 months
7. Insurance	8,000	Insurance	General Fund	Facilities	12 months
8. Depreciation	30,000	Depreciation	General Fund	Facilities	12 months
9. Capital Outlay	50,000	Capital Outlay	General Fund	Facilities	12 months
10. Miscellaneous	3,000	Miscellaneous	General Fund	Facilities	12 months
11. Grants	10,000	Grants	State	Programs	12 months
12. Loans	5,000	Loans	State	Programs	12 months
13. Other Income	2,000	Other Income	State	Programs	12 months
14. Total	245,000	Total	Total	Total	Total

HOUSING PROGRAM	PROGRAM OBJECTIVE	5-YEAR GOAL	FUNDING SOURCE	RESPON-SIBLE AGENCY	TIME FRAME
7. General Plan Policy	Provide adequate sites to fulfill regional housing needs for lower income households.	Facilitate new unit construction by encouraging lot consolidation, and additional designation of RS properties.	None required	Building & Planning Dept.	Ongoing
8. RS and Mixed Use Target Areas	Provide expanded opportunities for higher density affordable housing in non-residential areas.	Notify property owners of the development opportunities in these zones, contact known affordable housing builders and sponsors, advertise with local BIA chapter and other relevant publications.	Industry Housing Fund; HOME; Maywood Housing Set-Aside	Building & Planning Dept.	Ongoing
9. Shelters for Homeless and Transitional Housing	Provide opportunities for construction of such facilities in appropriate zone districts.	Enforce zoning provisions for shelters and transitional housing.	None necessary	Building & Planning Dept.	Ongoing
10. Granny Flats	Allow accessory unit construction to house elderly tenants.	Review and revise current ordinance pursuant to State law.	General Fund	Building & Planning Dept.	<u>2002</u>
11. Home Ownership Assistance Programs					
11.a First Time Homebuyer Program	Provide low- and moderate-income renters opportunities for affordable homeownership	Provide silent second mortgage to 4 - 10 households; advertise program availability.	Maywood Redevelopment Set-Aside	Building & Planning Department	Ongoing
11.b Mortgage Credit Certificates	Provide federal income tax credits to assist first time homebuyers in qualifying for mortgage financing	Establish City's participation in County MCC program by 2001; advertise program availability.	City General Fund; Federal funds for MCCs	Building & Planning Department; Los Angeles County CDC	2000-2005

Year	Month	Day	Time	Location	Activity
1998	Jan	1	10:00	Room 101	Meeting with Mr. Smith
1998	Jan	2	10:00	Room 101	Meeting with Mr. Smith
1998	Jan	3	10:00	Room 101	Meeting with Mr. Smith
1998	Jan	4	10:00	Room 101	Meeting with Mr. Smith
1998	Jan	5	10:00	Room 101	Meeting with Mr. Smith
1998	Jan	6	10:00	Room 101	Meeting with Mr. Smith
1998	Jan	7	10:00	Room 101	Meeting with Mr. Smith
1998	Jan	8	10:00	Room 101	Meeting with Mr. Smith
1998	Jan	9	10:00	Room 101	Meeting with Mr. Smith
1998	Jan	10	10:00	Room 101	Meeting with Mr. Smith
1998	Jan	11	10:00	Room 101	Meeting with Mr. Smith
1998	Jan	12	10:00	Room 101	Meeting with Mr. Smith
1998	Jan	13	10:00	Room 101	Meeting with Mr. Smith
1998	Jan	14	10:00	Room 101	Meeting with Mr. Smith
1998	Jan	15	10:00	Room 101	Meeting with Mr. Smith
1998	Jan	16	10:00	Room 101	Meeting with Mr. Smith
1998	Jan	17	10:00	Room 101	Meeting with Mr. Smith
1998	Jan	18	10:00	Room 101	Meeting with Mr. Smith
1998	Jan	19	10:00	Room 101	Meeting with Mr. Smith
1998	Jan	20	10:00	Room 101	Meeting with Mr. Smith
1998	Jan	21	10:00	Room 101	Meeting with Mr. Smith
1998	Jan	22	10:00	Room 101	Meeting with Mr. Smith
1998	Jan	23	10:00	Room 101	Meeting with Mr. Smith
1998	Jan	24	10:00	Room 101	Meeting with Mr. Smith
1998	Jan	25	10:00	Room 101	Meeting with Mr. Smith
1998	Jan	26	10:00	Room 101	Meeting with Mr. Smith
1998	Jan	27	10:00	Room 101	Meeting with Mr. Smith
1998	Jan	28	10:00	Room 101	Meeting with Mr. Smith
1998	Jan	29	10:00	Room 101	Meeting with Mr. Smith
1998	Jan	30	10:00	Room 101	Meeting with Mr. Smith
1998	Jan	31	10:00	Room 101	Meeting with Mr. Smith

HOUSING PROGRAM	PROGRAM OBJECTIVE	5-YEAR GOAL	FUNDING SOURCE	RESPON-SIBLE AGENCY	TIME FRAME
11.c Home Ownership Program (HOP)	Assist low-income, first-time homebuyers in purchasing a home.	Establish City's participation in the HOP by 2001; advertise program availability.	County CDC	Building & Planning Department; Los Angeles County CDC	2000-2005
12. Promote Equal Housing Opportunity	Assist residents in efforts to obtain unrestricted access to housing.	Continue to use services of Long Beach Fair Housing Council, and actively advertise available services.	CDBG	Building & Planning Dept.	Ongoing
13. Residential Displacement Program	Minimize impacts of displacement on low-income households.	Enforce tenant notification requirements. Coordinate with CDC to pursue relocation assistance.	HOME	Building & Planning Dept., Los Angeles County CDC	Through November 2003

**TABLE 3-11
SUMMARY OF HOUSING GOALS
BY INCOME CATEGORY**

HOUSING PROGRAMS AND GOALS	INCOME CATEGORY				
	VERY LOW	LOW	MODERATE	HIGH	TOTAL
1. Housing Construction (Regional Housing Needs)	67	45	46	80	239
2. Housing Rehabilitation (Rental and Owner-Occupied)	5	5-10	-	-	10-15
3. Housing Conservation					
o Section 8	75				
o Maywood Manor (senior citizen)	15	15	25	-	130

DATE	DESCRIPTION	AMOUNT	REMARKS	CHECK NO.	BANK
10/1/20	10/1/20	10/1/20	10/1/20	10/1/20	10/1/20
10/2/20	10/2/20	10/2/20	10/2/20	10/2/20	10/2/20
10/3/20	10/3/20	10/3/20	10/3/20	10/3/20	10/3/20

STATE OF TEXAS
COUNTY OF DALLAS
OFFICE OF THE CLERK

DATE	AMOUNT	REMARKS	CHECK NO.	BANK
10/1/20	10/1/20	10/1/20	10/1/20	10/1/20
10/2/20	10/2/20	10/2/20	10/2/20	10/2/20
10/3/20	10/3/20	10/3/20	10/3/20	10/3/20

Appendix A

4010 RESIDENTIAL (R-3)

4010.10 Intent and Purpose

The Residential (R-3) district is established in order to provide high quality, attractive, and liveable residential neighborhoods in Maywood. Such residential areas seek to maintain the character of the City which consists of single family detached and attached dwelling units at densities of up to 20 units per acre.

4010.20 Permitted Uses

Permitted uses in the R-3 district are largely residential but may include uses which are customarily or appropriately associated but accessory to the residential use of the property. Appendix A, Table of Permitted Uses, lists permitted uses in the R-3 district.

4010.30 Permitted Accessory Uses

Accessory uses in the R-3 district may include home occupations, recreational facilities, and other such uses clearly recognized in practice and use as necessary to the primary residential use. Appendix A, Table of Permitted Uses, lists those uses permitted as accessory uses.

4010.40 Uses Requiring a Conditional Use Permit

Certain uses may not be suitable in every location in the City and therefore require discretionary review through the Conditional Use Permit process. Appendix A, Table of Permitted Uses, lists those uses permitted as conditional uses in the R-3 district. These uses include accessory parking serving adjacent commercial or industrial development.

4010.50 Required Area

The minimum lot area for development is 5,000 square feet. The Council may require larger lot sizes in appropriate circumstances.

4010.60 Minimum Lot Width

The minimum lot width shall be 40 feet for lots with only one dwelling unit and 50 feet for lots with more than one dwelling unit.

4010.70 Maximum Lot Coverage

Building coverage of the net lot area shall not exceed 65 percent.

1. The first part of the report is the introduction.

2. The second part of the report is the literature review.

The literature review is a critical analysis of the existing research on the topic. It should identify the strengths and weaknesses of the previous studies and highlight the gaps in the knowledge. The literature review should also provide a theoretical framework for the study.

3. The third part of the report is the methodology.

The methodology section describes the research design, the data collection methods, and the data analysis techniques. It should provide enough detail for other researchers to replicate the study.

4. The fourth part of the report is the results.

The results section presents the findings of the study. It should include tables and figures to illustrate the data. The results should be interpreted in the context of the research objectives and the theoretical framework.

5. The fifth part of the report is the conclusion.

The conclusion summarizes the main findings of the study and discusses their implications. It should also provide recommendations for future research.

6. The sixth part of the report is the references.

The references list the sources of information used in the study. They should be formatted according to the requirements of the journal or institution.

7. The seventh part of the report is the appendix.

The appendix contains supplementary material that is not essential for the main text but may be useful for the reader. It can include raw data, detailed calculations, or additional figures.

8. The eighth part of the report is the glossary.

The glossary defines the key terms used in the report. It should be written in a clear and concise manner.

4010.80 Maximum Density

The maximum number of permitted dwelling units shall be 20 per acre. The following shall be used to determine the number of units allowed on a lot of specified size:

<i>Lot Area in Square Feet</i>	<i>Maximum Dwelling Units</i>
0 - 5,000	1
5,001-6,500	2
6,501-8,500	3
8,501-11,000	4
11,001 or greater	One additional dwelling unit for each additional 2,000 sq. ft. of lot area

4010.90 Height Limit

No structure shall exceed a height of two stories or 35 feet, whichever is greater.

4010.95 Minimum Dwelling Unit Size

The following minimum dwelling unit sizes shall apply:

<i>Number of Bedrooms</i>	<i>Minimum Size in Square Feet</i>
1. Bachelor and 1 bedroom	675
2. 2 bedrooms	850
3. 3 bedrooms	1,025
4. Per each additional bedroom	175

Senior citizen housing units, as defined by this Ordinance, shall be exempt from those requirements and shall conform to the unit size restrictions specified in Appendix C - Senior Citizen Housing Units.

4010.100 Yards - General

Yards shall be provided for the general purpose of improving light, air circulation, access, and general aesthetic improvements.

The following table shows the results of the survey. The table is divided into two main sections: 'General Information' and 'Specific Information'. The 'General Information' section includes the following items:

Item	Value
1. Total number of respondents	100
2. Number of respondents who are male	55
3. Number of respondents who are female	45
4. Number of respondents who are aged 18-25	30
5. Number of respondents who are aged 26-35	20
6. Number of respondents who are aged 36-45	15
7. Number of respondents who are aged 46-55	10
8. Number of respondents who are aged 56-65	5
9. Number of respondents who are aged 66 and over	5

The following table shows the results of the survey. The table is divided into two main sections: 'General Information' and 'Specific Information'. The 'General Information' section includes the following items:

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7. Number of respondents who are aged 46-55	10
8. Number of respondents who are aged 56-65	5
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6. Number of respondents who are aged 36-45	15
7. Number of respondents who are aged 46-55	10
8. Number of respondents who are aged 56-65	5
9. Number of respondents who are aged 66 and over	5

4010.110 Use of Yards

The following uses are prohibited in the required front and side yards of the R-3 district:

- A. Parking or storage of a car, boat, trailer, camper, or other vehicle for a period exceeding four consecutive hours except on the paved driveway which directly accesses a garage or carport; or
- B. Storage of any kind.

4010.120 Front Yards

A. General Requirement

All lots shall have a minimum required front yard setback of 25 feet.

B. Exceptions

The City of Maywood has modified front yard setback requirements in certain areas of the City. In such areas, new development shall adhere to the required setbacks as modified by the City Council. These areas are identified in Appendix D of this Ordinance.

4010.130 Side Yards

A. Interior Side Yards

1. First Story

Interior side yards shall be a minimum of 10 percent of the lot width. Such width shall not be less than three feet, nor shall it be required to exceed five feet, unless otherwise required by the City's building code.

2. Second Story

The required minimum setback for a second story shall be five feet. At the discretion of the Planning Director or, in the case of discretionary permits, the hearing body, may permit a staggered setback for the first and second stories.

B. Exterior Side Yards

When a side yard abuts public right-of-way, the minimum required setback shall be 10 feet.

4010.140 Rear Yards

A. First Story Construction

The first story shall maintain a minimum rear yard setback of 10 percent of the lot depth, but in no case shall the rear yard be less than 15 feet.

B. Second Story Construction

The second story shall maintain a minimum rear yard setback which exceeds the required first story setback by at least three feet.

4010.150 Minimum Design Standards

Every new building constructed on a lot shall maintain the roof line and general architectural style, including significant details, of existing structures on the lot.

4010.160 Privacy Standards

A. Building Separation

1. Residential structures on the same lot shall maintain a minimum separation of at least 10 feet.
2. Accessory structures shall maintain a minimum separation of at least six feet from other structures on the same lot.

B. Visual Screening

All windows of adjacent residential units shall be screened from windows of the adjacent units. Screening is to be achieved by appropriate placement of windows in adjacent units and through discretionary placement of landscaping. Windows shall be placed according to the following criteria:

1. Windows shall be offset or angled in a way that prevents a direct view into an adjacent residential unit; or
2. Windows should be located no closer to one another than permitted by Table 4010.160.

2. The Long Run

The long run is defined as a period of time in which all factors of production are variable. In the long run, the firm can adjust its scale of operations and its technology.

3. Short Run Cost Functions

The short run cost function is defined as the total cost of producing a given level of output in the short run. It is a function of the level of output and the level of fixed inputs.

4. The Short Run Cost Function

The short run cost function is defined as the total cost of producing a given level of output in the short run. It is a function of the level of output and the level of fixed inputs.

5. The Short Run Cost Function

6. The Short Run Cost Function

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**TABLE 4010.160
WINDOW PLACEMENT STANDARDS-
LINEAR DISTANCE IN FEET**

	Window Size		
	Less than 5 square feet	5 or greater but less than 10 square feet	10+ square feet
Less than 5 square feet	5	10	15
5 or greater but less than 10 square feet	10	20	30
10+ square feet	15	30	45

4010.170 Open Space and Landscaping Standards

A. Required Space Per Unit

1. A minimum of 200 square feet of open space shall be provided for each dwelling unit.
2. In addition, a minimum of 100 square feet shall be provided as private usable open space for ground floor units. Upper story units shall have no less than 80 square feet of private usable open space per unit. Such space shall be directly accessible from the unit.
3. Required front and side yards and driveways cannot be included in the calculation to satisfy the open space standard.
4. Patios and balconies used to satisfy private open space requirements shall have a minimum area of 80 square feet and no dimension less than eight feet.

B. Common Open Space

1. When common space for the use of all residents on the lot or in the development is used to partially satisfy the 200 square foot requirement, the common space shall be conveniently accessed by all units.
2. Common open space areas shall have no dimension less than 10 feet.

1. Introduction 2. Methodology 3. Results 4. Discussion 5. Conclusion

Year	2018		2019
	Q1	Q2	
Q1	10	15	20
Q2	12	18	22
Q3	14	20	24
Q4	16	22	26

Figure 1: Quarterly Sales Data (2018-2019)

Table 1: Quarterly Sales Data (2018-2019)

1. Introduction: This report provides a comprehensive overview of the quarterly sales performance for the years 2018 and 2019. The data is presented in a clear and concise manner, allowing for easy comparison and analysis.

2. Methodology: The data was collected from the company's internal sales database. The quarterly sales figures were extracted and analyzed using statistical software. The results are presented in the following tables and charts.

3. Results: The following table shows the quarterly sales data for 2018 and 2019. The data is presented in a clear and concise manner, allowing for easy comparison and analysis.

4. Discussion: The data shows a steady increase in sales over the two-year period. The quarterly sales figures for 2019 were consistently higher than those for 2018, indicating a strong growth trend.

5. Conclusion: The data clearly shows that the company's sales are growing at a steady pace. The quarterly sales figures for 2019 were consistently higher than those for 2018, indicating a strong growth trend.

6. Appendix: The following table shows the quarterly sales data for 2018 and 2019. The data is presented in a clear and concise manner, allowing for easy comparison and analysis.

7. References: The data was collected from the company's internal sales database. The quarterly sales figures were extracted and analyzed using statistical software. The results are presented in the following tables and charts.

C. Landscaping

1. All required open space areas on a lot which are not devoted to buildings, driveways, game courts, swimming pools, or other such uses shall be landscaped.
2. The required front yard shall contain no less than one tree of a size which requires a 15-gallon size container.
3. All landscaped areas shall be maintained in a neat and healthy condition.

4010.180 Access to Buildings Shall Be Maintained

- A. No accessory structures or architectural features shall be designed or constructed in a way that would obstruct access to any primary buildings or accessory living quarters.
- B. Fences or walls shall provide a gate or other suitable opening no less than 30 inches in width to provide access to primary or accessory structures.
- C. A minimum of six feet of clear and open space shall be maintained between permitted projections on main buildings.

4010.190 Accessory Structures and Uses

A. Location

Accessory structures shall be located only in rear and interior side yards.

B. Height

Accessory structures shall not exceed a height of 12 feet.

C. Separation

As per Section 4010.160, accessory structures shall maintain a minimum separation of six feet from all other structures.

D. Setbacks

Setback requirements and restrictions on projection are set forth in Table 4010.190, Accessory Structures in Yards.

1. The first step in the process of identifying a problem is to define the problem. This involves identifying the symptoms of the problem and determining the scope of the problem.

2. The second step is to identify the causes of the problem. This involves identifying the factors that are contributing to the problem and determining the underlying causes.

3. The third step is to develop a plan of action. This involves identifying the steps that need to be taken to solve the problem and determining the resources that will be needed.

2.2.2. The process of identifying a problem

The process of identifying a problem is a multi-step process. It begins with the identification of the symptoms of the problem. This involves observing the problem and identifying the signs and symptoms that are associated with it.

Next, the causes of the problem are identified. This involves identifying the factors that are contributing to the problem and determining the underlying causes. This step is often the most difficult, as it requires a deep understanding of the problem and the ability to identify the factors that are contributing to it.

Finally, a plan of action is developed. This involves identifying the steps that need to be taken to solve the problem and determining the resources that will be needed. This step is often the most straightforward, as it involves identifying the steps that need to be taken to solve the problem.

2.2.3. The process of developing a plan of action

2.2.3.1. The process of developing a plan of action

The process of developing a plan of action is a multi-step process. It begins with the identification of the steps that need to be taken to solve the problem. This involves identifying the steps that need to be taken to solve the problem and determining the resources that will be needed.

2.2.3.2. The process of developing a plan of action

Next, the resources that will be needed are identified. This involves identifying the resources that will be needed to solve the problem and determining the resources that will be needed.

2.2.3.3. The process of developing a plan of action

Finally, the plan of action is developed. This involves identifying the steps that need to be taken to solve the problem and determining the resources that will be needed. This step is often the most straightforward, as it involves identifying the steps that need to be taken to solve the problem.

2.2.3.4. The process of developing a plan of action

The process of developing a plan of action is a multi-step process. It begins with the identification of the steps that need to be taken to solve the problem. This involves identifying the steps that need to be taken to solve the problem and determining the resources that will be needed.

TABLE 4010.190
ACCESSORY STRUCTURES SETBACKS

ACCESSORY STRUCTURE	FRONT	REAR	SIDE
	SETBACKS	MINIMUM DISTANCE REAR PROPERTY LINE; PROJECTIONS SHALL NOT EXCEED 5'	MINIMUM DISTANCE TO SIDE PROPERTY LINE (a)
Breezeways	Not permitted in front yard	5'0"	5'0"
Carports	Not permitted in front yard	30" for Support Columns	30" for Support Columns
Garage	20'0"	3'0" but no less than 15' from centerline of alley	3'0"
Lamppost	Property line	Property line	Property line
Solar collector	Not permitted in front yard	Property line	3'0"
Utility enclosures and equipment	Not permitted in front yard	3'0"	3'0"

(a) On a corner lot, structures shall not be permitted in the exterior side yard.

E. Swimming Pools

Swimming pools which are capable of holding water to a depth of 18 inches or deeper shall be located only in side or rear yards and shall be surrounded by walls or fences no less than six feet in height.

4010.200 Fences, Walls and hedges

1. Interior Side and Rear Lot Lines

Walls and fences constructed within the required interior side of rear yards shall not exceed a height of six feet.

2. Exterior Side Lot lines

Solid walls and fences shall not exceed a height of four feet within five feet of the exterior side lot line.

Table 1

Table 1: Summary of the data

Year	Month	Day	Time	Location	Activity
2018	Jan	1	10:00	100-100	100-100
2018	Jan	2	10:00	100-100	100-100
2018	Jan	3	10:00	100-100	100-100
2018	Jan	4	10:00	100-100	100-100
2018	Jan	5	10:00	100-100	100-100
2018	Jan	6	10:00	100-100	100-100
2018	Jan	7	10:00	100-100	100-100
2018	Jan	8	10:00	100-100	100-100
2018	Jan	9	10:00	100-100	100-100
2018	Jan	10	10:00	100-100	100-100
2018	Jan	11	10:00	100-100	100-100
2018	Jan	12	10:00	100-100	100-100
2018	Jan	13	10:00	100-100	100-100
2018	Jan	14	10:00	100-100	100-100
2018	Jan	15	10:00	100-100	100-100
2018	Jan	16	10:00	100-100	100-100
2018	Jan	17	10:00	100-100	100-100
2018	Jan	18	10:00	100-100	100-100
2018	Jan	19	10:00	100-100	100-100
2018	Jan	20	10:00	100-100	100-100
2018	Jan	21	10:00	100-100	100-100
2018	Jan	22	10:00	100-100	100-100
2018	Jan	23	10:00	100-100	100-100
2018	Jan	24	10:00	100-100	100-100
2018	Jan	25	10:00	100-100	100-100
2018	Jan	26	10:00	100-100	100-100
2018	Jan	27	10:00	100-100	100-100
2018	Jan	28	10:00	100-100	100-100
2018	Jan	29	10:00	100-100	100-100
2018	Jan	30	10:00	100-100	100-100
2018	Jan	31	10:00	100-100	100-100

Table 1: Summary of the data

2. Introduction

The purpose of this study is to investigate the relationship between the variables X and Y. The data was collected from a survey of 1000 participants. The results show a positive correlation between X and Y, with a p-value of 0.001.

3. Methodology

3.1. Data Collection

The data was collected from a survey of 1000 participants. The survey was conducted online and the results were analyzed using statistical software.

3.2. Data Analysis

The data was analyzed using statistical software. The results show a positive correlation between X and Y, with a p-value of 0.001.

3. Height Within the Required Front Yard

- a. Solid fences and walls constructed within the required front yard shall not exceed 36 inches in height.
- b. Pilasters used in the construction of a fence in a required front yard shall not exceed 48 inches in height. Wrought iron in a fence constructed with pilasters shall not exceed 66 inches in height.
- c. Fences constructed entirely of wrought iron shall not exceed a height limit of 72 inches.
- d. Chain link fences shall not exceed a height of 48 inches.
- e. Ornamental pickets, regardless of material, which compose a fence shall not exceed two inches in width nor be spaced less than four inches apart.
- f. Fences constructed under permit but made nonconforming as a result of the 1989 amendment to Section 88.02.a. of the 1966 Zoning Ordinance are exempt from amortization.
- g. Corner cut-off provisions contained in Section 4070.100 shall apply.

4010.210 Senior Citizen Units

Senior citizen housing units (granny flats) which are accessory to the principal residence may be permitted by Conditional Use Permit, subject to the special development and use conditions specified in Appendix C of this Ordinance (see "Senior Citizen Housing Units").

4010.220 Manufactured Homes

Manufactured homes, as certified under the National Mobile Home Construction and Safety Standards Act of 1974 (42 U.S.C. 5401 et seq.) and as defined under the California Health and Safety Code, Section 18551, shall be permitted as a single-family residence, subject to the following special conditions:

- A. Every mobile home shall stand on a permanent foundation.
- B. The exterior siding shall consist of either wood or stucco, as determined by the Director of Planning and Building. In determining the material to be used, the Director shall consider the types of construction materials used on existing houses in the

1. The first step in the process is to identify the problem.

2. The second step is to define the problem in terms of specific, measurable, achievable, relevant, and time-bound (SMART) objectives.

3. The third step is to develop a plan of action that outlines the steps to be taken to achieve the objectives. This plan should be realistic and achievable, and it should be flexible enough to allow for changes as needed.

4. The fourth step is to implement the plan. This involves putting the plan into action and monitoring progress regularly.

5. The fifth step is to evaluate the results. This involves comparing the actual results with the objectives and identifying any gaps or areas for improvement.

6. The sixth step is to report on the results. This involves communicating the findings of the evaluation to the relevant stakeholders and providing recommendations for future action.

7. The seventh step is to review the process. This involves reflecting on the entire process and identifying any lessons learned or areas for improvement.

8. The eighth step is to document the results. This involves creating a record of the findings and recommendations for future reference.

9. The ninth step is to disseminate the results. This involves sharing the findings and recommendations with the relevant stakeholders.

10. The tenth step is to follow up on the results. This involves monitoring the progress of the implementation of the recommendations and ensuring that the objectives are achieved.

11. The eleventh step is to evaluate the overall impact of the process. This involves assessing the effectiveness of the process and identifying any areas for improvement.

12. The twelfth step is to create a feedback loop. This involves establishing a mechanism for receiving feedback from the stakeholders and using it to improve the process.

13. The thirteenth step is to communicate the results. This involves sharing the findings and recommendations with the relevant stakeholders.

14. The fourteenth step is to review the process. This involves reflecting on the entire process and identifying any lessons learned or areas for improvement.

immediate neighborhood.

- C. The roof shall have a pitch of not less than two inches vertical run by 12 inches horizontal run. The roof shall overhang the side of the house by not less than 12 inches in height. Roofing material shall consist of composition shingle, asphalt, or other material typically found on a wood frame house.
- D. Unit shall conform to all other development and use requirements applicable to primary units in the R-3 zone district.

4010.230 Condominium Developments

Condominium developments may be permitted by Conditional Use Permit, subject to the special development and use conditions specified in Appendix C of this Ordinance (see "Condominium Developments").

4010.240 Other Applicable Regulations

The following additional Sections of this Ordinance shall apply to development in the R-3 district:

- 4070 - Development Standards Applicable to All districts
- 4080 - Performance Standards
- 4090 - Right-of-Way Dedication
- 4100 - Parking and Loading
- 4110 - Signs

Question 1

1. The first part of the question is about the relationship between the number of hours spent studying and the number of marks obtained in an examination. The data is given in the following table:

2. The second part of the question is about the relationship between the number of hours spent studying and the number of marks obtained in an examination.

Question 2

3. The third part of the question is about the relationship between the number of hours spent studying and the number of marks obtained in an examination.

Question 3

4. The fourth part of the question is about the relationship between the number of hours spent studying and the number of marks obtained in an examination.

Question 4

5. The fifth part of the question is about the relationship between the number of hours spent studying and the number of marks obtained in an examination.

Question 5

6. The sixth part of the question is about the relationship between the number of hours spent studying and the number of marks obtained in an examination.

Question 6

7. The seventh part of the question is about the relationship between the number of hours spent studying and the number of marks obtained in an examination.

Question 7

8. The eighth part of the question is about the relationship between the number of hours spent studying and the number of marks obtained in an examination.

Question 8

9. The ninth part of the question is about the relationship between the number of hours spent studying and the number of marks obtained in an examination.

Question 9

10. The tenth part of the question is about the relationship between the number of hours spent studying and the number of marks obtained in an examination.

4020 RESIDENTIAL, SPECIALTY (RS)

4020.10 Intent and Purpose

The City recognizes the special housing needs of the senior citizen population in terms of housing affordability, accessibility to medical care, and proximity to retail and service commercial uses. The Residential Specialty (RS) district is established as an overlay district as a means of creating opportunities for development of higher density senior citizen housing in areas near needed services and facilities.

4020.20 Permitted Uses

The primary permitted use shall be senior citizen housing. The underlying zone district shall determine other uses permitted, unless otherwise indicated in Appendix A, Regulation of Uses by Zone District.

4020.30 Qualifications

In order for a project to qualify as a senior citizen development, every dwelling unit within the development shall be occupied by at least one person 55 years of age or older, and the entire project shall be developed in accordance with the development standards set forth in this Section. A deed shall be recorded against the property indicating the senior citizen status of the project.

4020.40 Development Standards - General

Unless otherwise modified by the provisions of this Section, the development standards for the R-3 zone district shall apply to senior citizen housing developments.

4020.50 Required Area and Dimensions

A minimum lot size of 10,000 square feet shall be required for senior citizen housing developments.

4020.60 Maximum Lot Coverage

Lot coverage shall not exceed 70 percent.

Index and Summary

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The City Engineer has been directed to prepare a report on the condition of the city's water supply system. The report should include a description of the system, a list of the existing works, and a statement of the estimated cost of the proposed improvements. The report should also include a statement of the estimated cost of the proposed improvements. The report should be submitted to the City Council for their consideration.

Proposed Plan

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The proposed plan for the improvement of the city's water supply system is as follows: The plan provides for the construction of a new water supply system, which will include a new water supply system, a new water supply system, and a new water supply system. The plan also provides for the construction of a new water supply system, which will include a new water supply system, a new water supply system, and a new water supply system.

Justification

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The proposed plan is justified on the basis of the following facts: The city's water supply system is in a state of disrepair, and the existing works are inadequate to meet the city's needs. The proposed plan provides for the construction of a new water supply system, which will include a new water supply system, a new water supply system, and a new water supply system. The plan also provides for the construction of a new water supply system, which will include a new water supply system, a new water supply system, and a new water supply system.

Estimated Cost - Summary

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The estimated cost of the proposed plan is as follows: The plan provides for the construction of a new water supply system, which will include a new water supply system, a new water supply system, and a new water supply system. The plan also provides for the construction of a new water supply system, which will include a new water supply system, a new water supply system, and a new water supply system.

Proposed Plan and Summary

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The proposed plan and summary are as follows: The plan provides for the construction of a new water supply system, which will include a new water supply system, a new water supply system, and a new water supply system. The plan also provides for the construction of a new water supply system, which will include a new water supply system, a new water supply system, and a new water supply system.

Summary for Council

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The summary for the Council is as follows: The plan provides for the construction of a new water supply system, which will include a new water supply system, a new water supply system, and a new water supply system. The plan also provides for the construction of a new water supply system, which will include a new water supply system, a new water supply system, and a new water supply system.

4020.70 Maximum Density

The maximum permitted density shall be 48 units per acre. The City Council shall determine the maximum permitted density, and that density shall be indicated on the zoning map by a suffix to the zone designation (for example, R3-RS-48). Where no such numbers are indicated on the zoning map, the maximum permitted density shall be determined by Site Plan Review.

4020.80 Height Limit

The maximum permitted height shall be 50 feet or four stories, whichever is greater.

4020.90 Minimum Dwelling Unit Size

The following minimum dwelling unit sizes shall apply:

<i>Type of Unit</i>	<i>Minimum Size</i>
Bachelor	350 sq.ft.
One bedroom	500 sq.ft.
Two bedroom	650 sq.ft.
Three+ bedroom	800 sq.ft.

4020.100 Special Requirements

The following special features shall be incorporated into all senior citizen housing projects.

A. Handicapped Access

All on-site facilities shall be accessible to the handicapped. This requirement shall also apply to any drop-off zones, bus stops, sidewalks, and similar features constructed in conjunction with the project.

B. Handicapped Units

At least 10 percent of the residential units shall be adaptable for the handicapped. Those units shall meet the standards set forth by Title 24, Part II of the California Administrative Code.

The following information was obtained from the records of the Department of Health and Human Services, Office of the Assistant Secretary for Health Policy and Statistics, dated 10/1/80. The information was obtained from the records of the Department of Health and Human Services, Office of the Assistant Secretary for Health Policy and Statistics, dated 10/1/80. The information was obtained from the records of the Department of Health and Human Services, Office of the Assistant Secretary for Health Policy and Statistics, dated 10/1/80.

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C. Elevators

Elevators shall be provided in all buildings which exceed one story in height. The number of elevators provided shall be consistent with building code requirements.

D. Recreation Facilities

Common recreational facilities or a recreation building shall be provided.

4020.110 Medical Facilities

Medical facilities, if provided, shall not occupy more than 20 percent of the gross floor area of the development. The facilities shall be available only to residents of the development.

4020.120 Parking and Loading

Parking and loading facilities shall be provided as required by Chapter 4100 of this Ordinance. However, up to a 20 percent reduction in the required number of parking spaces may be allowed if the responsible approving body deems such a reduction to be appropriate. An additional five percent reduction may be allowed if the project includes and maintains an alternative transportation program for project residents. In no case, however, shall the total reduction in required parking spaces exceed 25 percent.

1. Theorem

Let f be a function defined on a set S . Then f is a function if and only if for every x in S , there is exactly one y such that $f(x) = y$.

2. Definition

A function f from a set S to a set T is a mapping from S to T such that for every x in S , there is exactly one y in T such that $f(x) = y$.

3. Example

Let f be a function from the set of real numbers $\mathbb{R}$ to the set of real numbers $\mathbb{R}$ defined by $f(x) = x^2$. Then f is a function because for every x in $\mathbb{R}$, there is exactly one y in $\mathbb{R}$ such that $f(x) = y$.

4. Definition

A function f from a set S to a set T is called a one-to-one function if for every x and y in S , $f(x) = f(y)$ implies $x = y$. A function f from a set S to a set T is called a onto function if for every y in T , there is an x in S such that $f(x) = y$. A function f from a set S to a set T is called a bijective function if it is both one-to-one and onto.

4025.70 Non-Senior Housing for Very Low and Lower Income Households in the Residential Specialty (RS) Overlay District

Non-senior housing for very low and lower income households, as defined in subsection 4025.20, shall be permitted in the Residential Specialty (RS) Overlay district, subject to Planned Unit Development (PUD) review and approval, as defined in Section 5125 (Planned Unit Development) of this Ordinance.

Section 4030.40 of the zoning ordinance is hereby amended by adding the following paragraphs:

Multi-family housing at a density of up to 48 units per acre is permitted in the General Commercial/Manufacturing (CM) district in Mixed Use Target areas as identified in the Maywood General Plan, subject to Conditional Use Permit review and approval pursuant to Section 5100 of this Ordinance. Housing in the CM district must, at a minimum and excepting the maximum density, conform to the standards of the Residential (R-3) zoning district, as set forth in Section 4010 [Residential (R-3)] of this Ordinance.

Emergency shelters and transitional housing are permitted in the General Commercial/Manufacturing (CM) zoning district, subject to Conditional Use Permit review and approval pursuant to Section 5100 of this Ordinance.

New Section 5125 is hereby added to the zoning ordinance to read as follows:

5125 - PLANNED UNIT DEVELOPMENT

5125.10 Intent and Purpose

The Planned Unit Development (PUD) is established to allow flexible design standards that will encourage multi-family affordable housing development in Maywood. A PUD is intended to promote integrated, compatible design of housing for very low and lower income households, as defined in subsection 4025.20 of this Ordinance, within the Residential Specialty (RS) Overlay district.

Inventive site planning and design are encouraged. Zero-lot-line housing, courtyard buildings, shared facilities (e.g., dining, recreation, laundry), common open space, and other creative solutions for providing comfortable, safe, and affordable housing will be considered.

5125.20 Guidelines for Development

Planning Department staff and the Planning Commission shall apply the following guidelines when reviewing PUD applications. These guidelines are not mandatory, but they provide a general foundation from which to analyze proposed developments. The PUD process is not meant to constrain the

and to "provide the means for the development of the
national economy and the improvement of the living conditions of the people."

The main task of the government is to ensure the development of the national economy and the improvement of the living conditions of the people. This is to be achieved by the implementation of the Five-Year Plan for the Development of the National Economy and the Improvement of the Living Conditions of the People.

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THE FIVE-YEAR PLAN FOR THE DEVELOPMENT OF THE NATIONAL ECONOMY AND THE IMPROVEMENT OF THE LIVING CONDITIONS OF THE PEOPLE

1.1. General Principles

The Five-Year Plan for the Development of the National Economy and the Improvement of the Living Conditions of the People is a comprehensive plan for the development of the national economy and the improvement of the living conditions of the people. It is based on the following principles:

1. The development of the national economy and the improvement of the living conditions of the people are the main tasks of the government.

1.2. Objectives and Tasks

The objectives and tasks of the Five-Year Plan for the Development of the National Economy and the Improvement of the Living Conditions of the People are as follows:

production of housing, but rather to ensure compatibility with surrounding uses and provide flexibility in development standards.

1. Maximum permitted building heights in a PUD may vary and shall reflect the PUD's relationship to abutting and adjacent zoning districts. The maximum permitted building height abutting or adjacent to a commercial zoning district shall be 45 feet; abutting or adjacent to the Residential (R-3) district, 35 feet; and abutting or adjacent to the Residential Specialty (RS) Overlay district, 50 feet. These maximum permitted heights cannot extend for more than 50 percent of the site's perpendicular linear measurement from the property line into the site. If this calculation results in an overlap of maximum permitted heights, the lesser height limit shall apply.

Figure 5125.20 illustrates an example of maximum permitted building heights on a site whose abutting and adjacent zoning is commercial and Residential Specialty (RS) Overlay.

As the figure shows, if a four-sided parcel proposed for PUD development has three property lines abutting or adjacent to a Residential Specialty (RS) Overlay district and one property line abutting or adjacent to a commercial district, then the building(s), or portions of the building(s), nearest the commercial district may be 50 feet in height; and the building(s), or portions of the building(s), nearest the RS district may be 45 feet in height, taking into account the overlap in the maximum permitted heights. These maximum permitted heights can extend, at most, only halfway into the site from the property line that abuts or is adjacent to the respective zoning district.

2. Parking and loading facilities shall be provided as required by Section 4100 of this Ordinance. However, up to a 25 percent reduction in the required number of parking spaces may be allowed if the responsible approving body deems such a reduction to be appropriate.
3. Yard setbacks, and open space and landscaping requirements shall be decided by the hearing body, taking into account the public health and safety, adjacent land uses, and the size and shape of the PUD site.
4. Shadow effects on adjacent residential units shall be minimized.
5. Vehicular access and queuing shall not adversely affect adjacent residences.
6. Traffic impacts generated by the PUD shall not adversely affect adjacent land uses.
7. Noise impacts attributable to on-site PUD uses shall not adversely affect adjacent uses.

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4100.40 Encroachment Into Right-of-Way Prohibited

Land within the right-of-way of a proposed street or highway, or within the planned ultimate right-of-way on a street or highway proposed to be widened, shall not be used to provide required parking and loading facilities.

4100.50 Location of Parking and Loading Facilities

A. Parking - Residential Uses

Required parking facilities for residential uses shall be located on the same lot or parcel of land as the use the parking facilities are intended to serve. The facilities shall be conveniently and safely located on the site.

The Commission may approve alternate parking facilities where vehicular access to a garage, carport, or other required automobile storage space on the same lot or parcel of land is not possible from any street, highway, or alley. Such restrictions to access may be due to topographical or other physical conditions. Access may be so difficult to achieve that to require such access may be determined unreasonable in the opinion of the Planning Commission. An application for a Variance shall be filed by the party requesting consideration in this regard.

B. Parking- Non-Residential Uses

Required parking for non-residential uses shall be located:

1. On the same lot or parcel of land as the use which the facilities serve; or
2. On an adjoining lot or parcel of land under the same ownership as the lot supporting the use the parking facilities serve; or
3. On a lot or parcel of land separated only by an alley (20 feet wide or less) from the lot or parcel supporting the use the parking facilities serve, provided:
 - a. That said lots or parcels are under the same ownership; and
 - b. That said lots or parcels would be contiguous if not separated by the alley; and

Section 1: Introduction

Page 1

The first section of the report is an introduction to the project. It outlines the purpose of the study, the objectives, and the scope of the work. It also provides a brief overview of the methodology used in the research.

Section 2: Literature Review

Page 2

2.1. Theoretical Framework

The theoretical framework of the study is based on the principles of the scientific method. It involves the identification of a research problem, the formulation of hypotheses, the collection of data, and the analysis of the results. The framework also includes a discussion of the ethical considerations that must be taken into account when conducting research.

The second section of the report is a literature review. It provides a comprehensive overview of the existing research on the topic. The review is organized into two main parts: a theoretical review and an empirical review. The theoretical review discusses the various theories and models that have been developed to explain the phenomenon being studied. The empirical review discusses the results of the various studies that have been conducted to test these theories and models. The review concludes by identifying the gaps in the existing research and suggesting areas for further study.

2.2. Empirical Review

The empirical review discusses the results of the various studies that have been conducted to test the theories and models discussed in the theoretical review.

1. The first study was conducted by Smith and Jones (2010). It involved a sample of 100 participants who were asked to complete a series of tasks. The results of the study showed that the participants performed better on the tasks when they were given more time to complete them.

2. The second study was conducted by Brown and White (2011). It involved a sample of 50 participants who were asked to complete a series of tasks. The results of the study showed that the participants performed better on the tasks when they were given more feedback.

3. The third study was conducted by Green and Black (2012). It involved a sample of 75 participants who were asked to complete a series of tasks. The results of the study showed that the participants performed better on the tasks when they were given more encouragement.

4. The fourth study was conducted by Blue and Grey (2013). It involved a sample of 120 participants who were asked to complete a series of tasks. The results of the study showed that the participants performed better on the tasks when they were given more support.

TABLE 4100.60
NUMBER OF PARKING SPACES REQUIRED

Use	Required Number of Spaces
Residential Uses	
Single-family residence, 3 or fewer bedrooms	2 covered spaces
Single-family residence 4 or more bedrooms	2 covered spaces for first 3 bedrooms, then 1 space/bedroom for each additional bedroom
Duplex, Triplexes	2 covered spaces/unit for first 3 bedrooms, then 1 space/bedroom for each additional bedroom, plus 1/2 guest space/unit
Apartments - 3 or fewer bedrooms	2 covered spaces/unit, plus 1/2 guest space/unit
Apartments - 4 or more bedrooms	2 covered spaces/unit for first 3 bedrooms, then 1 space/bedroom for each additional bedroom, plus 1/3 guest space/unit
Mobilehome Park	1 space/trailer site, plus 1 guest space/2 trailer sites
Senior Citizen Unit	1 covered space/unit
Senior Citizen Housing Complex	1 space/2 units
Assembly Uses	
Church, chapel, religious facility, cemetery, mortuary	1 space/3 fixed seats, and 1 space/21 SF of assembly area where there are no fixed seats

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TABLE 1
NUMBER OF PARKING SPACES REQUIRED

Use	Per 100 sq ft of floor area
Residential Use	
Single-family detached	1 space per unit
2 or more bedrooms	2 spaces per unit
Single-family attached	1 space per unit
4 or more bedrooms	2 spaces per unit
Apartment House	
1 or 2 bedrooms per unit	1 space per unit
3 or more bedrooms per unit	2 spaces per unit
Apartment - 1 or 2 bedrooms	1 space per unit
Apartment - 3 or more bedrooms	2 spaces per unit
Hotel	
Single room	1 space per room
Double room	2 spaces per room
Triple room	3 spaces per room
Quadruple room	4 spaces per room
Office Building	
General office	1 space per 100 sq ft
Executive office	1 space per 100 sq ft
Research office	1 space per 100 sq ft
Library	1 space per 100 sq ft
Warehouse	1 space per 100 sq ft
Garage	1 space per car